



PLANNING STATEMENT

Site: Eastleigh
38 Gaddesden Row
Hemel Hempstead,
Herts
HP2 6HL

For: J Mundy

Project Ref: 23008_PS

Date: October 2023

Prepared by:
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Chartered Town Planners

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Documents:
1509-01B – Plans And Elevations As Existing 1:50, 1:100
1509-02J – Plans And Elevations As Proposed 1:50, 1:100
1509-04A – Existing And Proposed Elevations And Roof Plans 1:100
Site Location / Red Line Plan 1:1250 (1509-01B and 1509-02J)
HERITAGE STATEMENT 2023
HISTORIC BUILDING APPRAISAL 2008 (INCLUDING COLOURED PLAN)
PRE-APP PROPOSALS

1.0 **INTRODUCTION**

1.1 This Planning Statement has been prepared to accompany a householder planning and listed building consent application for rear ground and first floor extensions. It follows a pre-app submission (23/01366/PRLB) and responds to officer feedback therein.

1.2 That will be familiar to officers, but in short there was no planning objection to the proposals for ground or first floor extensions but the Conservation Officer, whilst being able to support the ground floor element in principle, could not support the first floor proposal. Copies of the pre-app drawings are enclosed as part of this submission for comparative purposes.

1.3 Following the pre-app response the applicants have also engaged heritage consultants who have advised on the revised proposal and prepared a companion Heritage Statement. This revised scheme proposes a ground floor extension to the existing single storey kitchen and a smaller first floor extension to the larger existing gable only, above the existing kitchen.

1.4 This document is set out as described in the previous section.

2.0 **DESCRIPTION OF PROPERTY AND SURROUNDINGS**

2.1 The application site is located in Gaddesden Row which is not only a street name but identifies as one of two villages, along with Great Gaddesden, which, with four hamlets, make up Great Gaddesden Parish. Hemel Hempstead lies to the south and Redbourn to the east. It is shown (postcode) on the Google Earth aerial image over.



- 2.2 The settlement pattern is loose knit and Gaddesden Row has a linear form with a number of widely spaced dwellings located either side of the road behind wide verges. The village pub has been closed for some time, but the Gaddesden Row JMI School is located along the road to the north and there is also a village hall.
- 2.3 The application site is situated on the northern side of the road. It is roughly rectangular in shape, extending to approximately 0.5 hectares. It contains a single dwellinghouse, located towards the south western end of the site, approximately 16m in from its boundary with the verge along Gaddesden Row. The property was Grade II Listed in 1987 (as 38 Gaddesden Row) and a copy of the listing is attached to the Heritage Statement. The property, most of its curtilage and the immediate environs can be seen on the enlarged Google aerial image below.



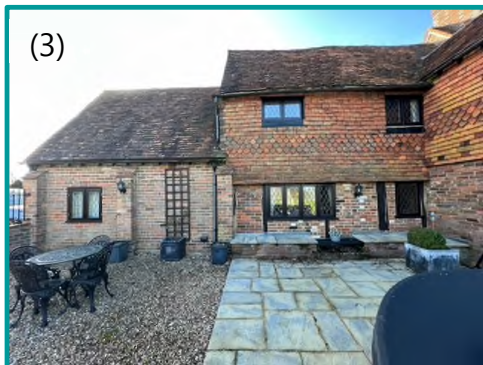
2.4 Within the grounds there is a garage and garden store located to the east of the house. There are other smaller incidental outbuildings and areas of paving to the rear of the house.

2.5 Access to the site is taken via a private gravelled drive off Gaddesden Row. There is an area in front of the house used for car parking and the manoeuvring of vehicles. The road frontage is shown on the 2022 Google street view images below.



2.6 Scanned in over is a series of recent images taken by the applicant showing the front of the house which faces the road (1). Part of the rear of the house which faces the rear garden (2) and a series of close-up images of the rear elevation running south to north (3) to (6). Images (4), (5) and (6) show the

twin rear gables and most recent single storey extension, which it is now wished to alter with a first floor extension above the kitchen to mirror the gable above, and a flat roofed single storey kitchen extension forward of the smaller gable. This can be seen clearly on the application drawings.



3.0 **RELEVANT PLANNING HISTORY**

3.1 The dwelling originates from the 1500s but, unsurprisingly, it has been considerably altered and adapted over the years, mostly prior to its listing in 1987. Various outbuildings and extensions to the house itself have come and gone. The most recent example was when in 2005 a later single storey side extension, described as a woodshed store, was given Listed Building Consent and planning approval to be converted to a kitchen and become a part of the house.

3.2 Rather than convert that building the current owners and applicants were given approvals in December 2010 to demolish the side extension and replace it with the single storey rear kitchen extension, as seen in the photos above. This is one example of one addition to the building being replaced by another.

3.3 This firm was the agent for that application and it was accompanied by a Historic Building Appraisal (HBA) prepared by BEAMS. Although dated 2008, there have been no subsequent changes to the building save for the implementation of an earlier approval to use the integral garage as living accommodation. It is therefore attached and complements the new Heritage Statement.

3.4 The document was reproduced in black and white, but the applicant produced for the pre-app a coloured version of the plan showing the ages of the various parts of the building, which is also attached with a revised version in the HS. Points of note are the "store" which was replaced by the then proposed kitchen extension and the fact that the entire rear projection on the house dates from the mid-20th century onwards, with changes made in the 1990s and most recently in the last decade.

3.5 The most relevant planning history and indeed the genesis of the dwelling is covered by the HBA (pages 11 and 31) confirming that successive generations of owners have added and deleted extensions over the years. There are large rear extensions featured on the 1924 OS (page 11) which are recorded as being replaced in the mid-20th century. There is no known record of these rear extensions which may or may not precede 1948. What is not disputed is that they clearly replaced earlier extensions and are, therefore, relevant to an assessment to the original/1948 form of the building.

3.6 Although not recorded, the southern single storey wing (built as garaging), along with the also single storey west facing front porch and lobby, were added in 1981. The applicant has a copy of a fiche which shows that the attached garage replaced a large double garage, which stood adjacent to the house and its slab can still be seen protruding from under the later extension.

3.7 Post 1990, the history is recorded online and this also post dates the 1987 listing. It is as follows:

- 4/01504/90/FHA
First floor rear extension to form en-suite bathroom.
- 4/00190/91/FHA
First floor rear extension.
- 4/01939/05/LBC
Conversion of woodshed/store into kitchen and internal alterations.
- 4/01938/05/FHA
To convert woodshed/store into kitchen.
- 4/01129/06/FHA
Garage conversion.
- 4/01245/06/LBC
Garage conversion

- 4/01798/10/FHA
Demolition of existing store and construction of single storey rear extension.
- 4/01799/10/LBC
Demolition of existing store and construction of single storey rear extension.

4.0 **REVIEW OF RELEVANT PLANNING POLICY**

The Development Plan

- 4.1 For the purposes of this application, the relevant Development Plan documents are the saved policies of the Dacorum Borough Local Plan 1991-2011 and the (LDF) Core Strategy 2006-2031. The Core Strategy was the strategic element of a planned suite of LDF documents which were not progressed. As such, it is not considered relevant to a consideration of an extension to a listed dwelling.
- 4.2 Scanned in below is the Local Plan Proposals Map with the application site edged in red. The site lies beyond the Green Belt (solid green colouring bottom right) and is situated in the wider Rural Area. The diagonal lines denote the Chilterns AONB.



4.3 Relevant saved policies from the Local Plan adopted in 2004 are as follows.

- POLICY 22 – EXTENSIONS TO DWELLINGS IN THE GREEN BELT AND THE RURAL AREA**

Although still a saved policy this is cross referenced to Policies 6 and 8 which were not saved. Furthermore, and subsequently the references to numeric thresholds for extensions were removed as was confirmed in the pre-app response thus:

"Saved policy 22 also notes a maximum floor area increase above the original dwelling of 150%. However, this was found to be inconsistent with national policy and has been removed from the local plan."

The assessment is now subjective and based upon criteria such as the size of house and plot and the relationship with the surroundings.

- **POLICY 97 - CHILTERNES AREA OF OUTSTANDING NATURAL BEAUTY**

This is a broad-ranging and general policy which, amongst other matters, expects new buildings and development; not to be intrusive, sympathetically sited and designed having regard to topography and skyline views and with sympathetic use of colours and materials.

- **POLICY 119 – DEVELOPMENT AFFECTING LISTED BUILDINGS**

This is another broad-ranging policy to some extent superseded by the NPPF policy and guidance. It does however advise that:

“Consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates. Developers may be required to submit information in the form of an impact assessment of the development before the planning application is determined.”

4.4 Additionally, the proposals have had regard to the Chilterns Conservation Board Buildings Design Guide (2010).

National Policy and Guidance

4.5 At the time of the 2010 application for the kitchen extension, national guidance was found in PPS5 (March 2010) which was then embodied in the original NPPF of 2012. The current version of the NPPF was issued in 2019

and lightly revised in 2021 and 2023. It should be read as a whole, but sections and paragraphs of particular relevance to this proposal are:

Section 1 Introduction

Paragraphs 2 and 3

Section 2 Achieving Sustainable Development

Paragraphs 8 and 11

Section 12 Achieving Well-Designed Places

Paragraphs 134 and 135

Section 15 Conserving and Enhancing the Natural Environment

Paragraph 176

Section 16 Conserving and Enhancing the Historic Environment

Paragraphs 194, 195, 197, 199 and 202.

5.0 **PLANNING ASSESSMENT AND CONCLUSION**

5.1 The pre-app has usefully established that considered as a detached house on a large plot in the rural area of the district there were no policy or technical objections to the rear extension as proposed. This followed the Case Officer's careful consideration of the planning history and the nature of the dwelling, its plot and surroundings and relevant policies (summarised above).

5.2 Having established this, the applicant immediately engaged a heritage specialist to consider the Conservation Officer's expressed concern regarding the first floor extension proposed at pre-app, advise the applicant and prepare a NPPF compliant Heritage Statement. This complements the comprehensive historic building assessment prepared by BEAMS in 2008 and

together they provide a detailed critique to support this modified scheme in heritage terms.

5.3 It is not proposed to repeat either the content or conclusions of the Heritage Statement but it concentrates on the first floor extension, which as portrayed on the pre-app proposal, the Conservation Officer felt unable to support. That of course was a different and larger proposal which did not benefit from any input from a heritage specialist but rather represented the aspirations of the applicants.

5.4 The current proposal is more modest, but would still provide an ensuite bedroom, albeit smaller. The changes are clear from comparing the two sets of drawings but may be summarised thus:

- The ground floor extension is very similar with the kitchen being extended sideways to match the width of the modern 2 storey extensions with their twin gables. As the Conservation Officer did not rule out a ground floor extension the changes are minimal but the glazed section is less integrated and more of a stand-alone feature and the existing kitchen window, rather than being left in situ, is replaced with a larger fitment which is better balanced with the wider and taller elevation within which it would be situated.
- The first floor extension is markedly different. Previously both existing rear gables were extended outwards to sit flush with the existing/extended kitchen rear wall. Now it is only the larger of the two gables which is extended and rather than proposing a full gable it is a half-hip. As the two existing gables do not quite align and their tile hanging does not match this visual mismatch is overcome by breaking the rear elevation and in the process the existing single

storey kitchen, with another variation in tiles and bricks, albeit approved relatively recently, will also be largely replaced.

- 5.5 Leaving aside heritage considerations, and viewed simply as a rear extension, this remodelling and unifying of the new additions to the house is an improvement in its appearance. In heritage terms the accompanying Statement concludes that this more modest and subtle proposal would cause no harm to the heritage asset.
- 5.6 In this regard consideration of the public benefits put forward in the pre-app statement become irrelevant, but for the decision maker on this occasion the improvements in thermal efficiency and the remodelling of the kitchen to create a more attractive family space, benefitting from views of and direct access to the garden, makes the house more attractive not only for the applicants but to any potential future custodian.
- 5.7 Given the listed status of the house care needs to be taken to match materials. It is proposed that the limited additional brickwork at ground floor will match those of the existing kitchen extension (Ashdown Bexhill Red stock). The upper floor would be built from cavity block work and faced with "Ashdown Ashurst" tiles to match the existing first floor extension and the roof tiles would be Marley Clays, also as existing. The largely glazed kitchen extension would be framed from either Oak or Accoya under a lead roof.
- 5.8 To conclude, the revised scheme has built upon and responded to feedback from the pre-app scheme. It is commended for approval.



HERITAGE STATEMENT 2023



**EASTLEIGH, 38 GADDESSEN ROW,
HERTFORDSHIRE**

HERITAGE STATEMENT



October 2023

AHP Architectural
History
Practice

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared to accompany applications for planning and listed building consent to extend Eastleigh, a Grade II listed building. The proposals were the subject of a pre-application submission to Dacorum Borough Council, and have been revised in response to advice received at that time, with specialist heritage input.
- 1.2 The statement has been prepared by Andrew Derrick BAHons AADiplCons IHBC, a director of the Architectural History Practice (AHP). It should be read in conjunction with the Historic Building Appraisal prepared by Beams Ltd in 2008, which also forms part of the current submission. The latter document sets out a detailed narrative of the evolution of the building, and describes its main architectural features. This Heritage Statement brings the situation up to date, providing information on further changes carried out since 2008, an assessment of the relative significance of the various elements that make up the listed building, and an assessment of the impact of current proposals on that significance. Together these documents meet the requirement of the National Planning Policy Framework (paragraph 194) that ‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

2. OVERVIEW OF SITE DEVELOPMENT

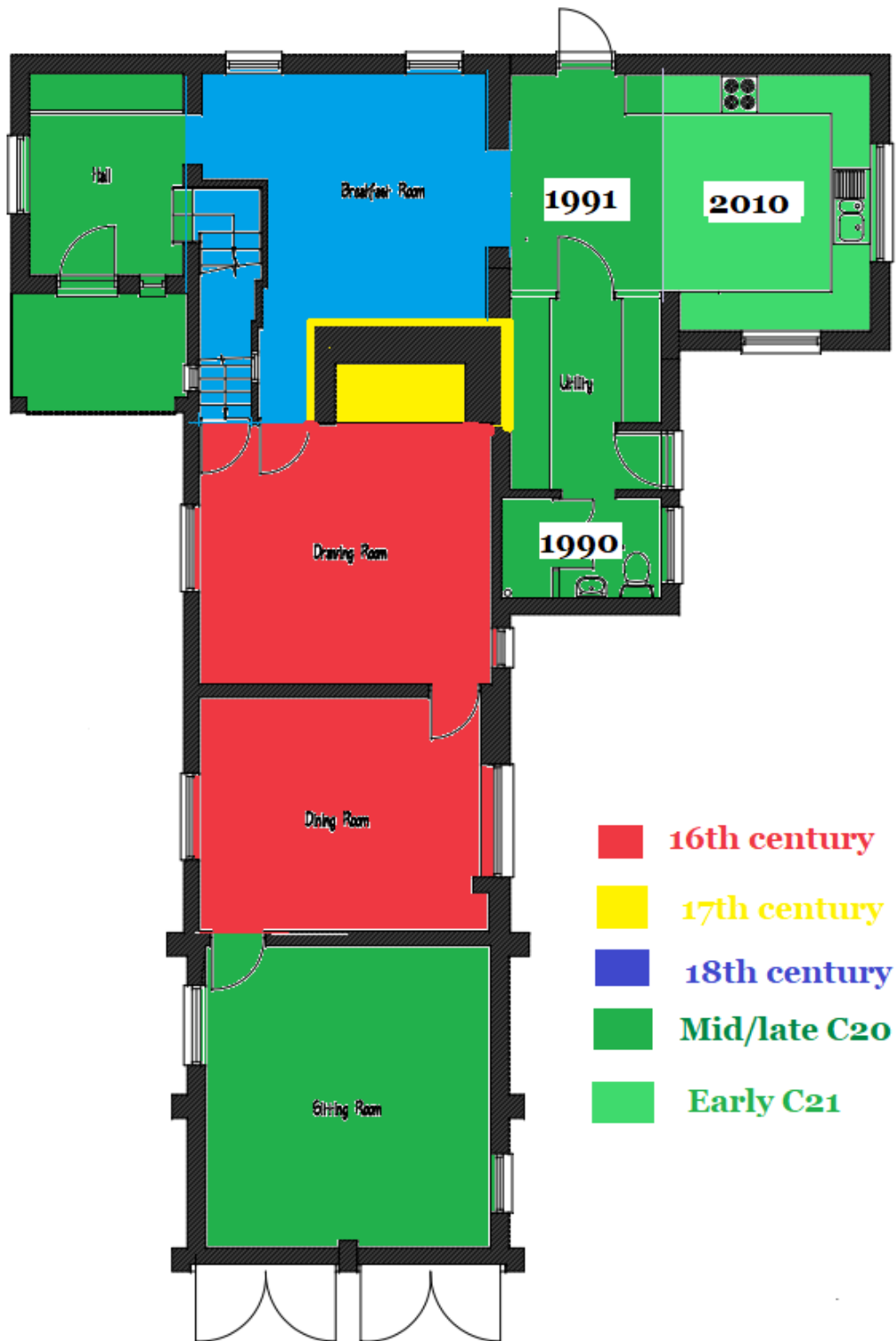


Fig. 1: Phasing plan (AHP, from ground floor plan by Aria Design)

- 2.1 For a full account of the history and development of the house and site, please see Beams (2008). The following is a summary of those findings, brought up to date to include more recent changes.
- 2.2 Eastleigh originated in the sixteenth century as a modest timber framed cottage on the Gaddesden estate. The original two-cell structure (placed at the centre in the photo on the front cover and coloured red on the plan at fig. 1) was probably originally open to the roof.
- 2.3 In the seventeenth century an inglenook fireplace and brick stack were added at the north end (yellow at fig. 1), in association with the insertion of a floor in the original cottage and (possibly) the construction of a northern addition, no longer extant.
- 2.4 The present north addition (fig. 2, coloured blue at fig. 1) was added in the eighteenth century. It is of red brick construction with vitrified blue headers, and has a higher ridge than the original range. It contains a cellar, with a well.
- 2.5 During the nineteenth century (and possibly for some time before that) the property was divided into two cottages. Further additions to the rear (east) of the north range are shown on the Ordnance Survey map of 1878, but appear to have been demolished by 1888 (see Beams fig. 7).
- 2.6 The property underwent further significant changes in the twentieth century, following its sale by the Gaddesden estate. It seems to have reverted to use as a single cottage by 1911, and rear (east) additions were built by 1924 (now replaced by more recent additions). In the later twentieth century the size of the plot grew significantly, with acquisition of a former field to the east, and the house commensurately with this. Probably in the 1960s or 70s, Eastleigh was refaced in red brick, with tile hanging on the first floor. In 1981 a catslide addition with open covered porch was built to the west of the north range (photo on front cover), the staircase to the first floor reconfigured and the bedroom space of the eighteenth century addition subdivided. A garage was also added to the south of the original structure, with a tile roof and faced in brick with wany-edged boarding in the gable end (fig. 3). The footprint of these additions is shown in dark green at fig. 1. At about the same time, the windows were all replaced with double glazed stained softwood casements with applied diamond lead patterning.

- 2.7 This was how the house appeared in 1987, when it was listed as a building of special architectural and historical interest. The list entry is attached at appendix 1.
- 2.8 Further changes have taken place since the listing, with the necessary consents. In 1990, permission was granted for a gabled first floor addition on the east side of the north addition, coming off the sixteenth century range and providing an upstairs ensuite bathroom. This was detailed to match the rest of the building, with brick on the ground floor and tile hanging above. Shortly afterwards (in 1991) consent was granted for a slightly larger extension with a higher ridge alongside this, coming off the eighteenth century range, and again designed to match the existing building. These additions are shown at figs 3-5 and are highlighted in dark green, with the date of planning approval, at fig. 1.
- 2.9 More recently (in 2010), consent was granted for a further, single-storey, rear (east) extension, providing an enlargement to the kitchen (shown at figs 3-6 and highlighted in lighter green, with the date of approval, at fig. 1).



Fig. 2: North elevation of C18 north addition, in red brick with vitrified blue headers. A raised band separates the ground and first floors. The casement windows are all modern. Matching brickwork in the 1981 catslide addition to right.



Fig. 3: The building from the south, with 1980s garage in foreground, tile hung and slightly higher original range centre, rebuilt C17 stack and higher ridge of C18 north range beyond. Giving off to the right are the lower ridge of the 1990-approved two-storey addition (attached to the original range) and the higher ridge of the 1991-approved addition (giving off the north range). To the right is the lower ridge of the 2010-approved kitchen addition.



Fig. 4: The 1990 (left) and 1991 two-storey gabled additions are faced with reclaimed bricks on the ground floor and tile hung above, with alternating broad bands of rectangular and scalloped tiles; they have plain tile roofs. The 2010 addition has less well-matching brickwork, and machine-made roof tiles.



Fig. 5: The roof of the 2010 kitchen addition awkwardly abuts the first floor window of the 1991 addition.



Fig. 6: North elevation of 2010 addition, showing abutment with 1991 addition.

3. SIGNIFICANCE

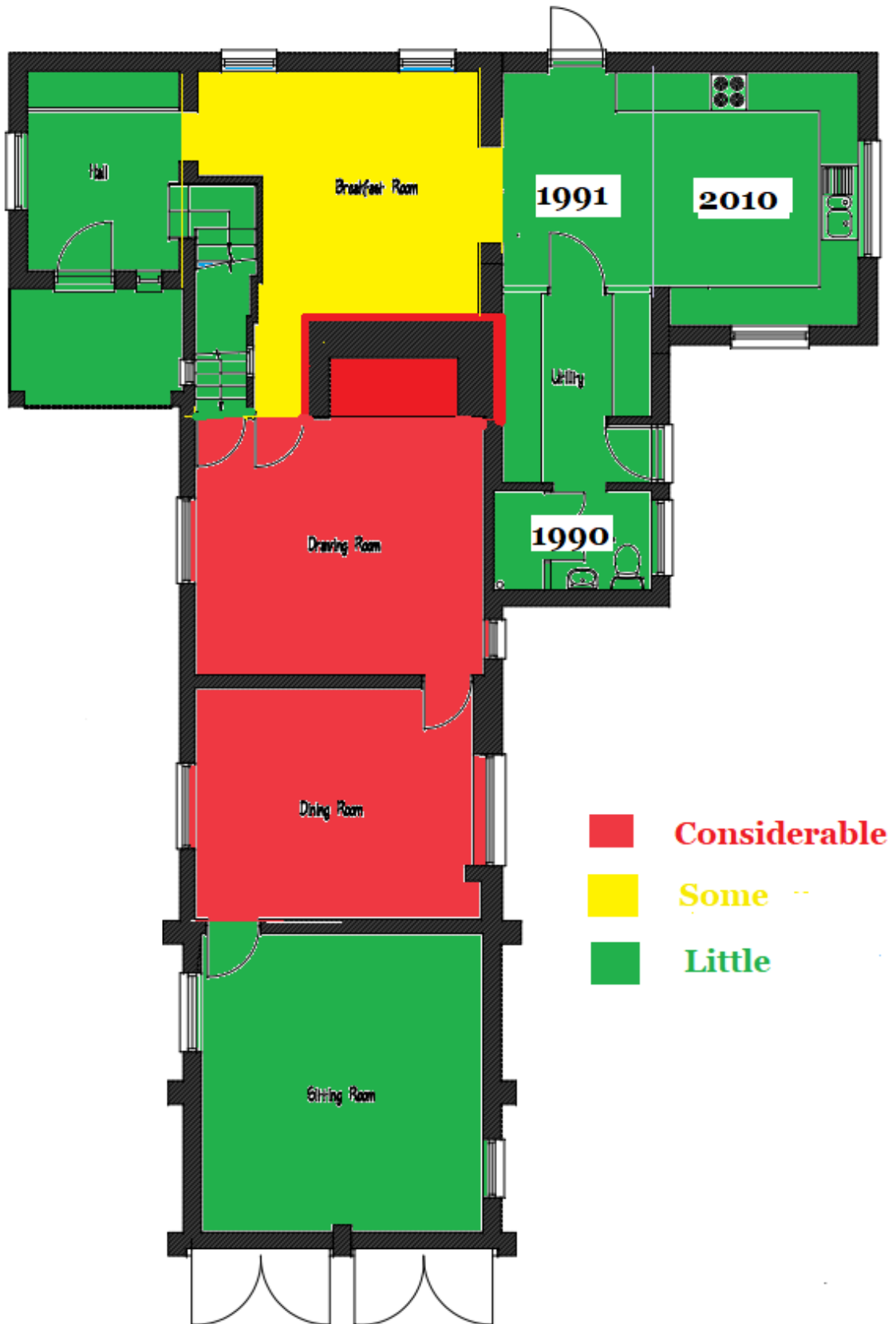


Fig. 7: Significance plan (AHP, from ground floor plan by Aria Design)

- 3.1 The [National Planning Policy Framework](#) (NPPF, September 2023, glossary pp. 72-3) defines heritage significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.
- 3.2 The rankings of significance adopted here are as follows:
- **Exceptional:** important at national to international levels
 - **Considerable:** important at regional levels or sometimes higher
 - **Some:** usually of local value, but of regional significance for group or other value
 - **Little:** adds little or nothing to the value of a site or detracts from it.
- 3.3 See fig. 7 for a coloured guide to significance. No elements of the building are considered to be of exceptional significance. However, the **surviving fabric and plan form of the original cottage and its seventeenth century adaptation** are considered to be of considerable significance. This includes the surviving original timber framing, inserted floor and inglenook fireplace and stack, all further described and illustrated in the Beams report. It is no doubt the survival of these elements, possibly overlooked in earlier listing reviews, which gave rise to the listing of the property in 1987. These elements can only be appreciated internally, the exterior having been greatly altered in the twentieth century.
- 3.4 The **eighteenth century addition** to the north has been overlaid by additions to the east and west, and has been internally altered, but retains its tile roof and attractive brick detailing on the north elevation. It is considered to be of some significance.
- 3.5 The **catslide addition** on the front (west) elevation, the **gabled additions of 1990-91** to the rear (east) side and the **garage** addition to the south are considered to be of little significance, although their tiled roofs and tile hanging are attractive elements which complement the vernacular character and detailing of the older parts of the building. Unfortunately the 1991 addition was built with poor insulation, and this needs to be remedied. The **2010 addition** to the east of the 1991 addition is of little significance, and in fact detracts from the listed building on account of its poor detailing and less sympathetic materials. The stained softwood **windows**, installed throughout the property in the 1980s and matched in the 1990s and 2010 additions, are also of little significance.

4. PLANNING POLICY CONTEXT

4.1 The overarching legislative context for development in the historic environment is the Planning (Listed Buildings and Conservation Areas) Act, 1990. Section 66 (1) of the Act states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting [...]

4.2 NPPF paragraphs 199-200 state (*inter alia*) that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. [...] Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

4.3 NPPF paragraphs 201-202 state (*inter alia*) that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss [...] Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.4 NPPF paragraph 11 states that development proposals that accord with an up-to-date development plan constitute sustainable development and should be approved without delay.

4.5 These national policies and prescriptions are reflected in relevant local planning policies. In particular:

- Saved Policy 119 of the Dacorum Local Plan (2004) states, *inter alia*, that 'Consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the

scale, proportion and external and internal appearance or historic character of the building to which it relates’.

- Policy CS27 of the Dacorum Core Strategy (2013) seeks to ensure, *inter alia*, that ‘All development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced’.

5. HERITAGE IMPACT ASSESSMENT

- 5.1 It is proposed to enlarge the 2010 addition, in order to provide an enlarged kitchen and *en-suite* bedroom above. Please see the drawings prepared by Aria Design and the planning statement by Barker Parry.
- 5.2 A more ambitious scheme was the subject of a pre-application submission to Dacorum Borough Council earlier this year, proposing the enlargement of the 1990 and 1991 additions with a full-width, full-height two-storey extension. In response to this (advice report dated 30 August 2023, ref. 23/01366/PRLB), the Council Conservation and Design Team acknowledged that ‘The proposal would not impact on the fabric of the historic core of the building as it is attached to a later extension which is of lesser interest’. However, while it was considered that a ground floor extension might be possible, ‘we would be concerned that the (first floor) extensions would become overly dominant and therefore we would not be able to support this were it to be applied for’.
- 5.3 Because an additional bedroom is central to the applicants’ requirements, they sought the advice of Architectural History Practice (AHP) on how the desired accommodation might be provided in a way which sufficiently addressed the Conservation and Design Team’s concerns. The proposals have been amended in the light of this advice.
- 5.4 As things stand, we have a building which was extended in 1990 and 1991, in the form of a pair of two-storey gabled additions, one giving off the original range and the other off the eighteenth century range. Those additions served to conceal rather than emphasise the legibility of the older, more significant elements of the building. This effect was compounded in 2010, when a further addition was made to the 1991 addition, placed asymmetrically and not reflecting the proportions or dimensions of any previous phase. While this muddling cannot easily be fully reversed, it can be mitigated. Paradoxically perhaps, mitigation can take the form of a further addition.
- 5.5 The submitted application still involves the enlargement of the 2010 addition and provision of a bedroom addition above. However, the addition has been reduced in size so as better to reveal the building’s character and evolution, and thereby better reveal its significance. Instead of occupying the full width of the 1990 and 1991 additions, as previously proposed, the addition will occupy the width of the 1991 addition. It will be of the same width, or depth, on plan as the eighteenth century addition, and will serve as a parallel range to that, with the ridge running (as now) at right angles. It is no longer

proposed to extend the 1990 addition at first floor level; this will be retained in its current form, providing modulation and breaking up the building mass.

- 5.6 In order further to address the concern about over-dominance, the new, reduced first-floor extension will be provided with a half-hipped roof. This detail apart, the addition will follow the existing character of the building: matching brick on the ground floor, hand-made clay tile hanging with alternating rectangular and scalloped bands above, hand-made plain tiles on the roof. In this way it will form a harmonious addition, while remedying some of the design faults of the 2010 addition and addressing the poor insulation of the 1991 addition.
- 5.7 In the angle on the ground floor, and single-storey infill addition will take the form of a timber framed and glazed structure, with an almost flat lead roof. Pre-application advice from the Council was that a single-storey addition would be possible in this area.
- 5.8 The submitted scheme is informed by an understanding of the historic building and its significance and offers mitigations and improvements that ensure that no harm to the heritage asset will result. It is hoped that it sufficiently addresses the concerns raised by the Conservation and Design Team at pre-application stage.

6. CONCLUSION

- 6.1 Eastleigh originated in the sixteenth century as a two-cell cottage and has been significantly enlarged, in particular in the twentieth and early twenty-first centuries (both prior to and subsequent to its Grade II listing). Its special interest lies above all in the quality of its original and early timber framing and its seventeenth century inglenook fireplace, features which are only visible internally. Externally the building has been greatly altered, and this may account for the relatively late date of the listing.
- 6.2 While the building has grown considerably, this has been in an incremental way, and a certain homogeneity in materials and textures confers on the exterior a distinctive and attractive vernacular character. More recent additions have sought to work with this character in terms of detailing and materials, but in their massing recent additions have obscured the legibility of the building's evolution.
- 6.3 The garden elevation is the least public elevation of the building, and building here will not involve any impact on historic fabric. The current proposals involve the remodelling of the 2010 addition, which currently detracts from the character and appearance of the listed building, to provide a two-storey addition of the same depth on plan as the eighteenth century range. Alongside it, a single-storey, mainly glazed structure (the possibility of which was allowed for in pre-application advice) will occupy the angle. Concerns about over-dominance have been addressed, and the additions will harmonise with the existing building in terms of scale, proportion, appearance and character, as required by Saved Policy 119. Rather than resulting in harm, the proposals will, subject to satisfactory resolution of detail, make more legible the building's evolution over time and bring about a modest enhancement in the character and appearance of this less public elevation. The requirements of local plan policies are met, in the absence of harm to the heritage asset, the need to satisfy the tests of NPPF paragraphs 201-202 does not arise.

APPENDIX 1: LIST DESCRIPTION

Heritage Category: Listed Building

Grade: II

List Entry Number: 1173080

Date first listed: 19-Mar-1987

List Entry Name: 38, GADDESSEN ROW

Statutory Address 1: 38, GADDESSEN ROW

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Great Gaddesden

National Grid Reference: TL 05920 12203

Details

GREAT GADDESSEN GADDESSEN ROW TL 01 SE (North side) 4/82 No. 38 - GV II

House. C16, altered later C17, brick W part early C18, renovated c.1980. Timber frame on brick sill faced with red brick on ground floor and red tile hanging with scalloped band on 1st floor, W end in red brick chequered with vitrified blue headers. Steep old red tile roofs. A 2-storey house set back from road facing S with higher W part's roof carried down as catslide to front sheltering a corner porch. A 2-bays structure probably formerly open to roof with floor inserted and W end chimney added in later C17. Early C18 W service bay possibly replaces flimsier lower one, as decorative rib on W face of chimney now in attic of W extension. S front has gabled dormer at W and 2, 2-light casement windows. 3-light casements to ground floor. Large internal chimney emerges in higher roof next to lower part. Interior has jowled posts, straight heavy braces to tie beams, straight-tension braces in long walls, wide-spaced studs exposed in front and rear walls on both floors, chamfered axial beams with hollow stops and heavy squared joists, squint-butted scarf joints in wall-plates, clasped-purlin roof with collar-and-queen-strut trusses, and straight wind-braces. Interior full-height framed partition divides 2 bays of older part. Large open fireplace serves only hall (middle room) and stairs to cellar and 1st floor beside chimney on S. Deep well in cellar below W end.

Listing NGR: TL0592012203

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HISTORIC BUILDING APPRAISAL 2008 (INCLUDING COLOURED PLAN)

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**Eastleigh
38 Gaddesden Row
Hertfordshire**

An Historic Building Appraisal



April 2008

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1 Introduction

Between January and February 2008 BEAMS Ltd conducted an historic building appraisal of Eastleigh, 38 Gaddesden Row, Hertfordshire (NGR TL 059 122). The project was commissioned by the owner, Mr Mundy. The appraisal was divided into four stages; research of historic sources at the archives, a site visit to assess the property and finally analysis and writing of this report.

1.1 Location (Fig. 1)

Gaddesden Row is a small settlement within the parish of Great Gaddesden, Dacorum, Hertfordshire. The parish also contains the village of Gaddesden and two other small hamlets, Water End and Jockey End. Gaddesden Row lies approximately three miles to the north of Hemel Hempstead and five miles to the west of Redbourn. The Gaddesden Estate lies just to the west of Gaddesden Row and it holds 1800 acres of land in the area, 38 Gaddesden Row was probably part of the Gaddesden Estate until the early to mid twentieth century. The entire parish of Great Gaddesden is within the Chilterns Area of Outstanding Natural Beauty (AONB). The road running through Gaddesden Row is wide and straight and is thought to have been a Roman road. A number of lanes and field boundaries join the road at right angles.

The bedrock geology of the area is Upper Chalk with a superficial geology of clay-with-flints drift. The landform is that of a gently undulating upland plateau. The land use is primarily open arable farmland although pasture does form a secondary land use along with the parklands of Gaddesden Place and Golden Parsonage (website 1).

1.2 Site description (Fig. 2)

38 Gaddesden Row is sited to the east of the road, Gaddesden Row, and accessed through a gated drive. There is a small area of garden to the front of the house and a larger garden to the rear. Open fields surround much of the site. There is a brick built double garage with a pitched corrugated roof to the southeast of the house.

38 Gaddesden Row is a grade II statutory listed building. It was listed in 1987. The description reads;

House. C16, altered later C17, brick W part early C18, renovated c.1980. Timber frame on brick sill faced with red brick on ground floor and red tilehanging with scalloped band on 1st floor, W end in red brick chequered with vitrified blue headers. Steep old red tile roofs. A 2-storeys house set back from road facing S with higher W part's roof carried down as catslide to front sheltering a corner porch. A 2-bays structure probably formerly open to roof with floor inserted and W end chimney added in later C17. Early C18 W service bay possibly replaces flimsier lower one, as decorative rib on W face of chimney now in attic of W extension. S front has gabled dormer at W and 2, 2-light casement windows. 3-light casements to ground floor. Large internal chimney emerges in higher roof next to lower part. Interior has jowled posts, straight heavy braces to tie beams, straight-tension braces in long walls, wide-spaced studs exposed in front and rear walls on both floors, chamfered axial beams with hollow stops and heavy squared joists, squint-butted scarf joints in wall-plates, clasped-purlin roof with collar-and-queen-strut trusses, and straight wind-braces. Interior full-height framed partition divides 2 bays of older part. Large open fireplace serves only hall (middle room) and stairs to cellar and 1st floor beside chimney on S. Deep well in cellar below W end.

DoE, 1987. *List of Buildings of Special Architectural or Historic Interest. District of Dacorum, Hertfordshire. Parishes of Flamstead, Great Gaddesden, Markyate and Nettleden-with-Potten End*

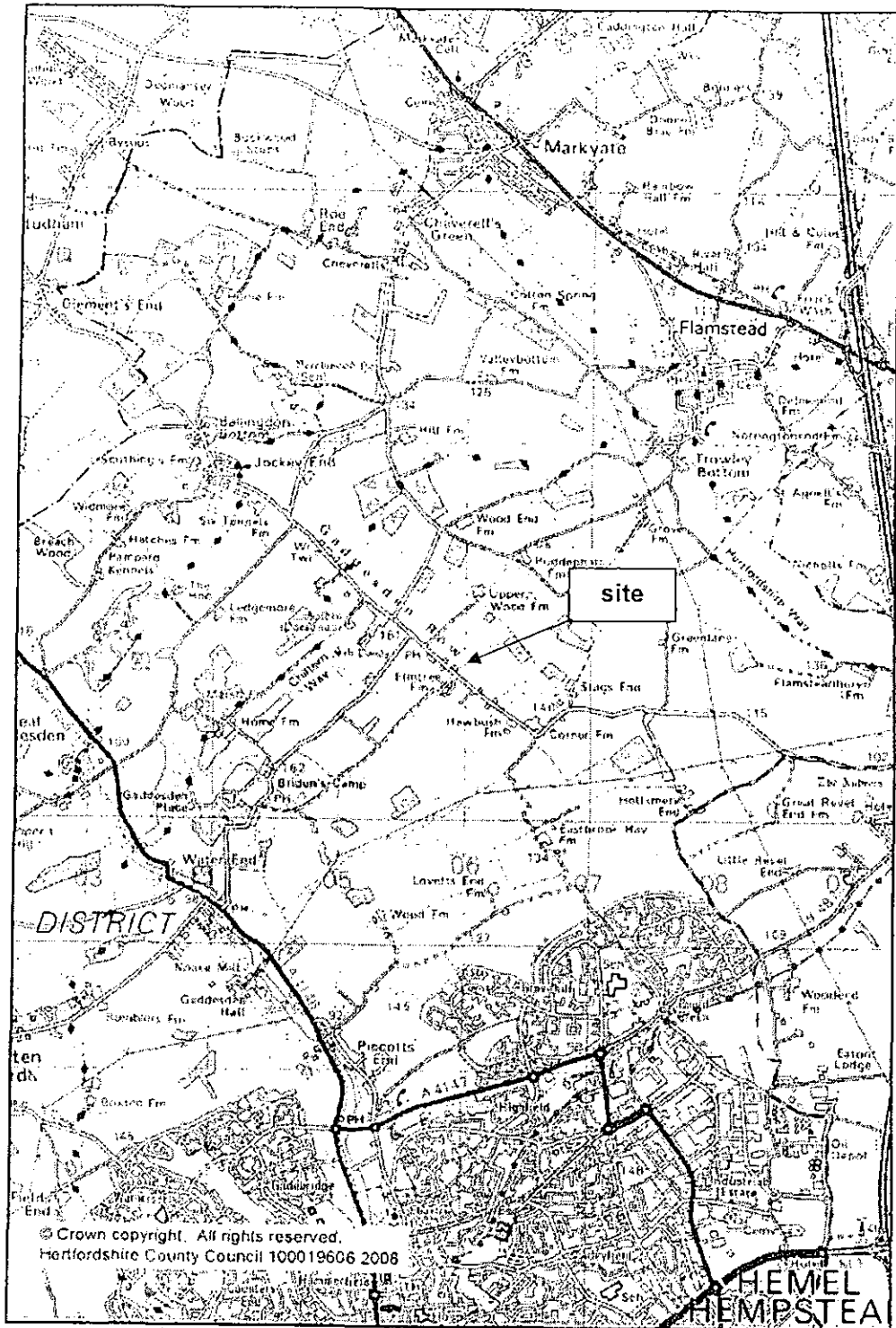


Figure 1: Location map (scale 1:50,000)

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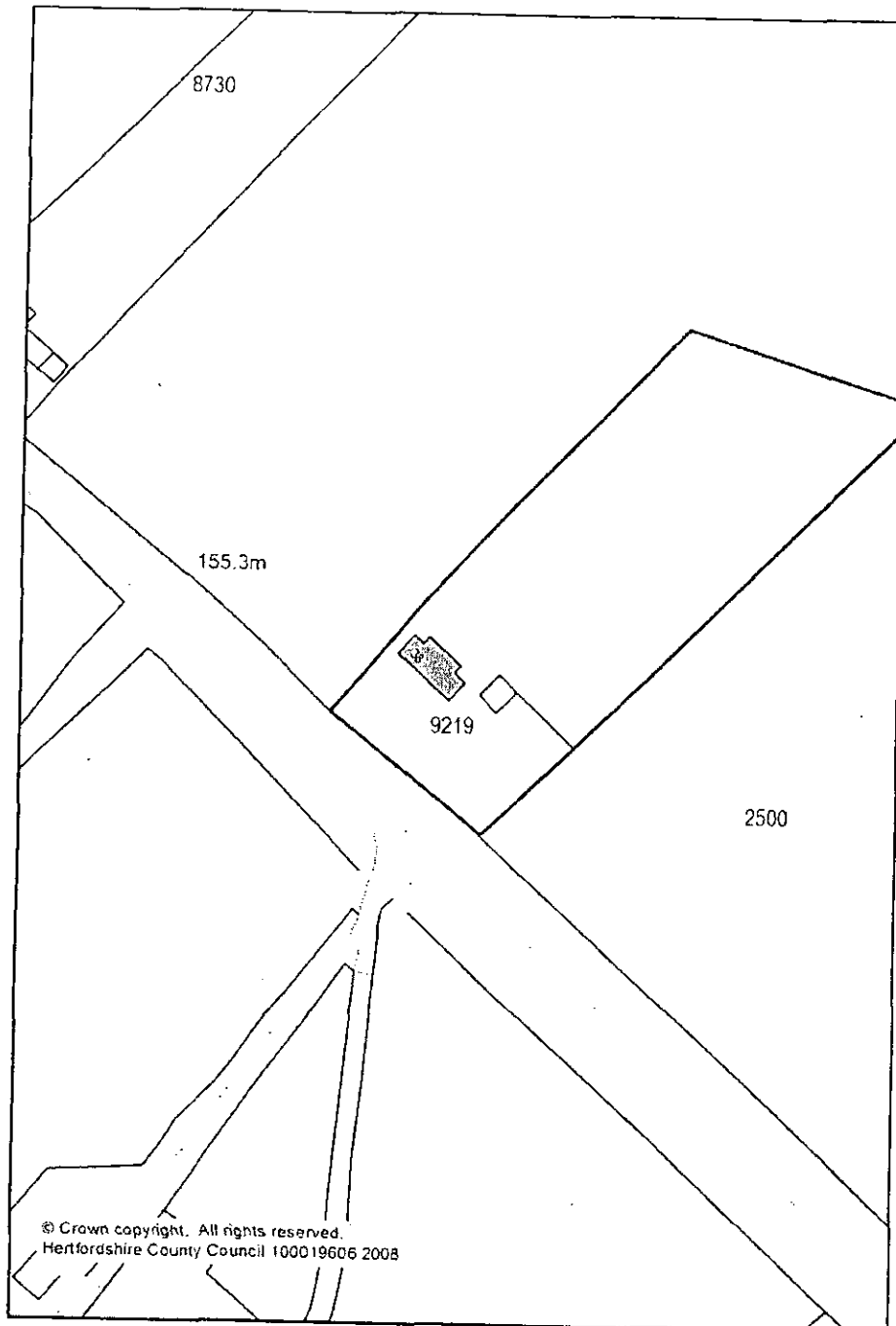


Figure 2: Site plan. 38 Gaddesden Row shown in red.
(scale 1:1250)

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2 Historical Background

2.1 General

The settlement of Gaddesden Row is a dispersed collection of houses and farms sited alongside or set back from the road. The road is wide and straight and is thought to be a Roman road; it forms a spine in the cultural pattern of the area with a number of smaller tracks, roads and boundaries meeting with it at right angles (website 1).

The manor of Great Gaddesden was bequeathed by will to Saint Albans Abbey by *Ethelgifu*, a noble matron, between 942 and 946. After the Norman Conquest (1066), William the Conqueror granted the manor to Edward of Salisbury, Sherriff of Wiltshire. A sub-manor was also created in c. 1200 AD, the manor of Southall (or Gatesden or Oliver's Place) and its manor house was Gaddesden Hall, near Water End.

The rectory of Great Gaddesden belonged to the priory of Dartford but after the dissolution of the monasteries Henry VIII granted it to William Halsey in 1544. The Halsey family lived at The Golden Parsonage in Gaddesden Row; the house was constructed in the sixteenth century and extended in the late seventeenth or early eighteenth century. Evidence of medieval fishponds and other earthworks can still be seen at The Golden Parsonage, the earlier part of the house was demolished in the late eighteenth century leaving a red brick building that is Georgian in appearance. The Halsey family decided that The Golden Parsonage was not to their taste so James Wyatt was commissioned to design a new dwelling, Gaddesden Place, in 1768. The Halsey family moved to their new residence in 1774; built in the Palladian style it stood in a large area of parkland, designed by Capability Brown. Although largely rebuilt in 1905 after a disastrous fire Gaddesden Place, like The Golden Parsonage, is a listed building.

The Gaddesden Estate remained with the Halsey family until 1788, when Thomas Halsey's only surviving daughter Sarah married Joseph Thompson Whately. However Whately retained the name and arms of the Halsey family so the Halsey name continued to be associated with the Gaddesden Estate.

In addition to houses and farmsteads Gaddesden Row contains an eighteenth century public house, the Chequers Inn. A primary school was established at Gaddesden Row in 1876 in direct response to the 1870 Education Act, which required local communities to create and maintain a local school. A Mission House was constructed in Gaddesden Row in the late nineteenth century. Gaddesden Row has remained a dispersed, isolated settlement although there have been a number of modern infill houses built in the twentieth century.

2.2 38 Gaddesden Row

18th century

The first map evidence showing individual and groups of buildings within Hertfordshire's settlements dates to 1766 (Fig. 3). The settlement of Gaddesden Row is named on the map. Although not shown in detail, 38 Gaddesden Row is probably one of the small properties to the east of the road, it is interesting to note that at this time there were a considerable number of small dwellings along this road in the eighteenth century. The map also shows the 'G. Gaddefden Parfonage' (The Golden Parsonage) with its formally laid out gardens. The name of its owner / occupier, Thomas Halsey Esquire, is also shown. Larger farms in the area such as The Wood farm and The Corner farm are also named.



Figure 3: Extract from the Dury and Andrews Map 1766

19th century

By the early nineteenth century maps detailing the countryside were becoming more commonplace. The Bryant map of 1822 appears to show the property as a small rectangular dwelling set slightly back from the road. No other buildings appear to be associated with the property (Fig. 4). In comparison with the Dury and Andrews map of 1766 there appears to be a decrease in the number of properties shown along the east side of the road.

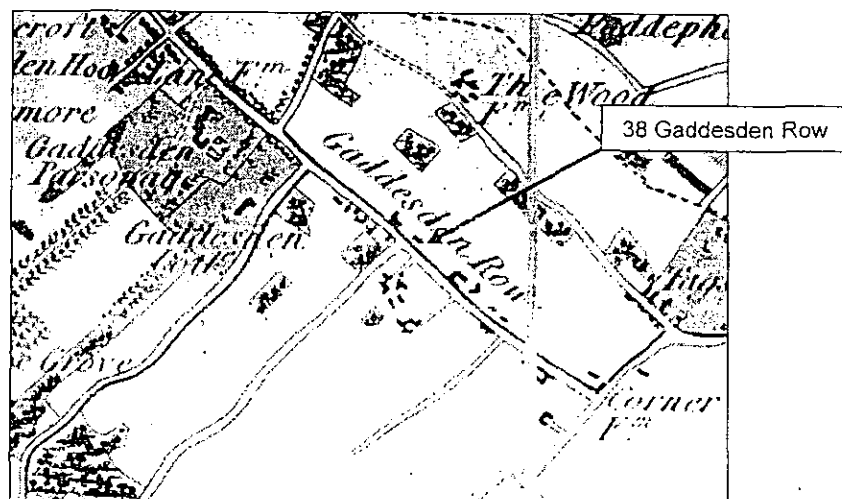


Figure 4: Extract from the Bryant map 1822

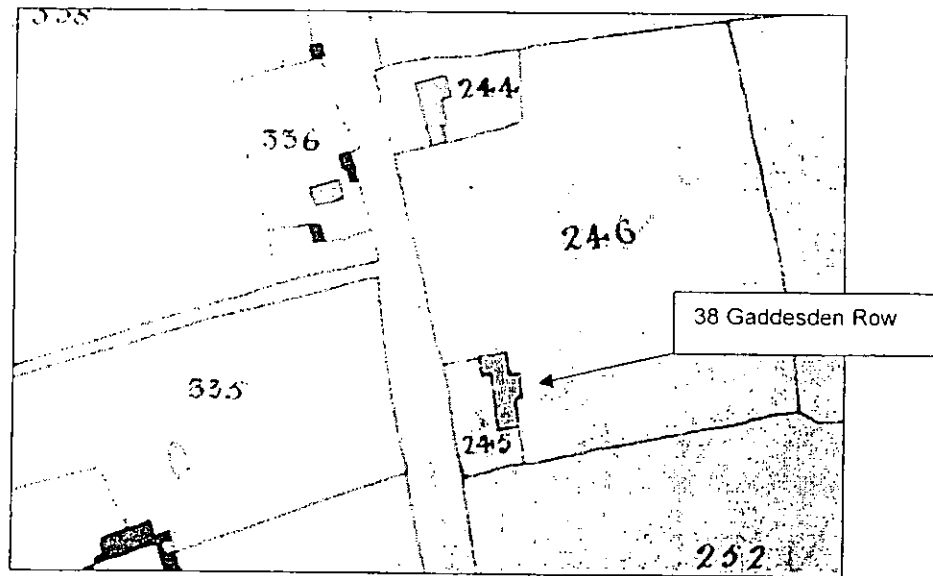


Figure 5: Extract from the 1838 Tithe Map (HALS DSA4/40/2)

The first clear cartographic evidence for 38 Gaddesden Row is given on the Great Gaddesden Tithe map of 1838; it clearly shows the plan of the property with its small area of land to the east of the road, labelled as plot 245 (Fig. 5). The property is shaded in red and appears as a long rectangular building with a central extension to the rear (east) and an extension to the front (west) at its northern end. Although no divisions are apparent within the property or its garden the Tithe award states that plot 245 was '2 cottages and gardens'. The property has no land to its rear (east) or north side nor are there any associated outbuildings. Plot 245 was owned by The Reverend John Fitz Moore Halsey and the two cottages were occupied by Thomas Parkins and James Mitchell, who may have been agricultural farm workers working on the Gaddesden Estate.

The adjacent plot (number 246), a meadow was owned by The Reverend John Fitz Moore Halsey, as was the property, plot 244, to the north which was also divided into two cottages. The roads and tracks are shaded in a yellow colour on the map and the pond (in field 335) a blue colour. Field boundaries, trees and areas of woodland are also identified.

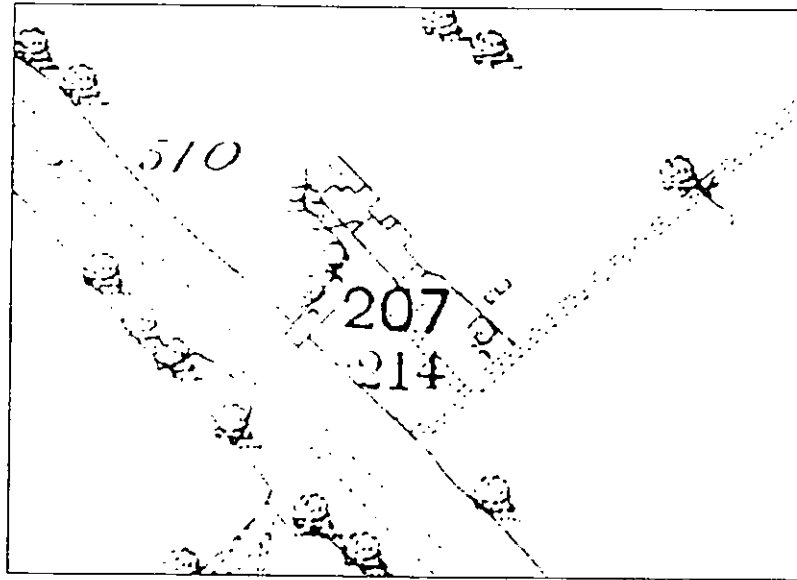


Figure 6: Extract from the Ordnance Survey Map 1878

The 1878 Ordnance Survey map shows 38 Gaddesden Row in slightly more detail and appears to show a dividing line through the building indicating the two separate cottages (Fig. 6). The location of the divide suggests that the timber frame of the original dwelling was one cottage and the northern extension was a separate cottage. The northern 'cottage' has been extended to the rear but has lost its extension to the front (west). The southern 'cottage' of the property is also extended to the rear; this extension may be the same as shown on the tithe map of 1838. There also appears to be a small extension to the south end of the property, which might have been there before 1838 but was not indicated on the earlier map. A track appears to lead from the road to the front of the property and there is a path which leads to the south and joins with the path along the field boundary. There is a small outbuilding to the southeast of the house, apparently outside the property boundary. The plot size appears to remain the same. A number of trees are shown around the site and there is a pond directly opposite the house, on the other side of the road (Gaddesden Row).

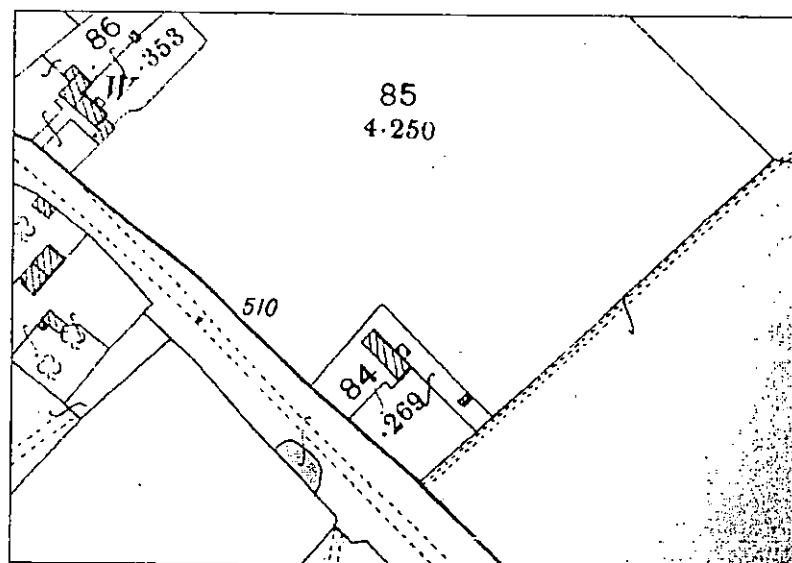


Figure 7: Extract from the Ordnance Survey Map 1898

The 1898 Ordnance Survey map shows the property much altered from its appearance in 1878 and 1838. The house appears to have diminished in size and the rear extensions shown on the 1878 Ordnance Survey map have been largely demolished, only a small extension to the rear (east) is shown. The property boundary appears to have been extended slightly to the east and a small outbuilding is shown to southeast of the house within the property boundary. The pond opposite the house is inked in blue. It is possible that the property was now being used as one dwelling, not two; no division is shown on the map to suggest the house was still two separate properties.

20th century

In 1911 a survey of land and property in England was conducted for tax purposes; the Inland Revenue Survey. As with the Tithe Survey of 1838, it details the ownership and value of each property along with additional information such as name of the occupier. The properties are labelled with plot numbers on a map in a numerical format. The Inland Revenue Survey Map of 1911 utilises the Ordnance Survey Map from 1898 and so provides no evidence for any alterations of the buildings during the early twentieth century (Fig. 8).

The Inland Revenue award reveals that the property was in the ownership of the Right Honourable F Halsey and occupied by Thomas Taylor. It was part of plot 109, Upper Wood Farm; the land use for this large 164 acre farm is given as: 'land, house, buildings, sporting.' The Right Honourable F Halsey was Lord of the Manor of Gaddesden residing at Gaddesden Place; this confirms that the property was part of the Gaddesden Estate. By 1911 the property is almost certainly a single dwelling occupied by one family.

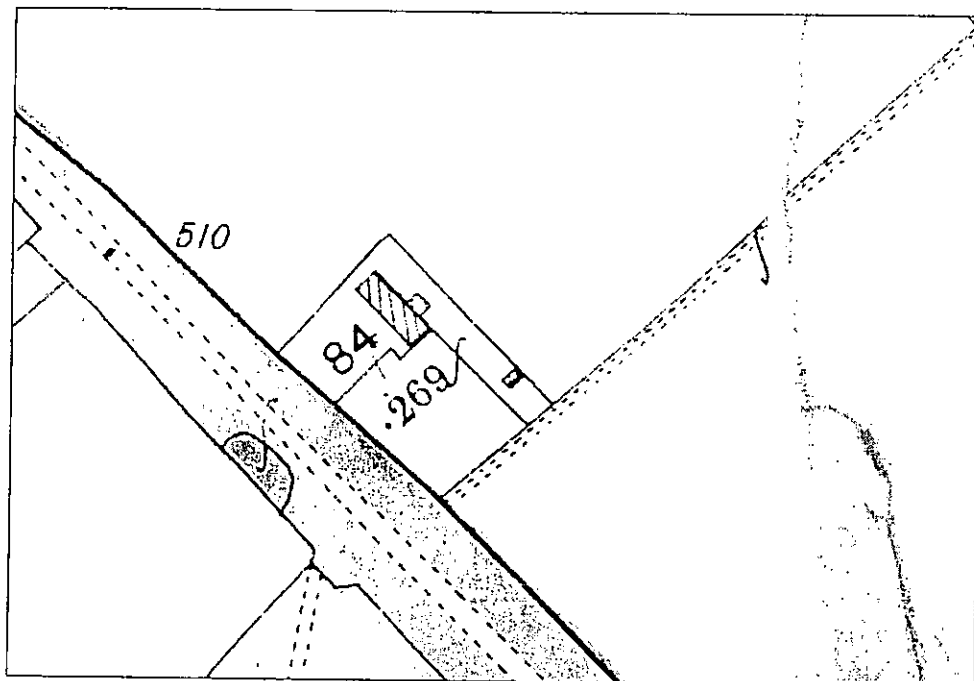


Figure 8: Extract from the Inland Revenue Map 1911 (HALS IR1/291)

The 1924 Ordnance Survey map shows the property has again been extended to the rear; there is a large extension to the north east corner and two smaller rear extensions. The southernmost rear extension may be the same one as seen on the 1898 Ordnance Survey map (Fig. 9). The house occupies the same sized plot as it did in 1898.

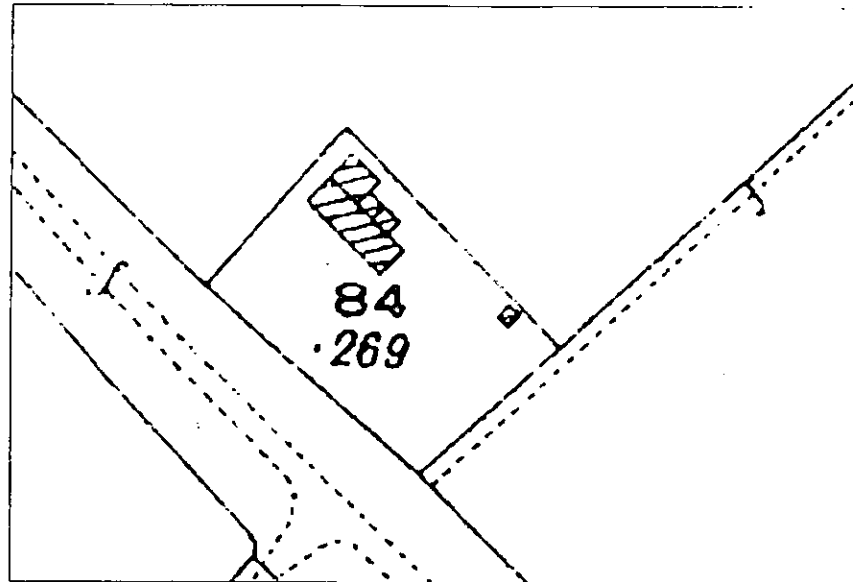


Figure 9: Extract from the Ordnance Survey Map 1924

Further alterations have occurred to the property throughout the mid to late twentieth century. A brick built double garage with a corrugated roof was constructed to the south east of the house in the mid twentieth century. The property was altered in c1981 (Dacorum Borough Council planning application ref: 0892/81) with the addition of a garage on to the south end of the property and a porch to the north end of the front (west) elevation. The property also underwent major refurbishment at this time with the majority of the brickwork replaced and repaired. The cellar was strengthened with brick supports and the driveway altered. All the windows were replaced with modern timber casement windows with leaded light effect glazed panes. It is possible that these new windows were of a similar style to the windows they replaced.

In 1989 the rear chimney / flue (between the kitchen and the wood shed) was partly removed, this was done so the single storey rear extension could be covered with a pitched roof, however this alteration was, it appears, not implemented (Dacorum Borough Council planning application ref: 0294/89). In 1990 a first floor extension was added to form an en-suite bathroom (Dacorum Borough Council planning application ref: 1504/90), and in 1991 a first floor extension was added to create a further bedroom (Dacorum Borough Council planning application ref: 0190/91).

38 Gaddesden Row now has a far larger rear garden than it did in 1924; it is likely that a previous owner purchased an area of land directly to the rear in the mid twentieth century substantially extending the garden, this may have occurred when the Gaddesden Estate sold the house. The current owners purchased the property in 2006.

3 Description

3.1 External

38 Gaddesden Row is a two storey, part timber frame building faced with red brick to the ground floor and red tile hanging with a scalloped band to the first floor. The northern end of the property is red brick with vitrified blue headers. It has a steep pitched gabled clay tile roof; the roof at the northern end is higher than the southern end, the chimney stack emerges in the higher roof next to the lower part. There is a modern brick garage with a gabled clay tile roof attached to the south end of the property.

Front (west) elevation (Fig. 10)

The front elevation is timber frame, it has been faced with red brick, laid in Flemish bond at ground floor level with clay hung tile to first floor level; the red hung tiles are plain with a decorative band of scalloped hung tiles running below the window sill level. The north end of the property projects out to the west and the roof is carried down as a catslide to the front which then shelters an open corner porch, the corner of the roof is supported by a brick pillar. The gabled roof of the northern end of the property is slightly higher than the central section. The chimney stack projects through the higher part of the roof; it is constructed of red brick with vitrified blue bricks laid at the corners and vitrified brick headers, the stack has been rebuilt. There are a series of modern timber casement windows on the front elevation; three 3-light casements to the ground floor and two 2-light casements to the first floor, all the earlier windows have been replaced. There is a gabled dormer window at the north end of the front elevation. At the south end is a modern brick garage with a gabled clay tile roof.

Rear (east) elevation (Figs. 11 & 12)

The rear elevation is timber frame with red brick infill at the southern end and red brick facing to the north, the brickwork is laid in Flemish bond. Clay hung tile to first floor level with a decorative band of scalloped hung tiles running below the window sill level. The gabled extensions at the north end have hung tile to the gables with alternating bands of plain and scalloped hung tile. There are a series of modern two, three and four-light timber casement windows to both ground and first floor. A timber door at the northern end leads into a small store room. The door to the south of this leads into the utility room and is the rear entrance door to the house. A modern brick built garage is attached at the south end with a gabled tiled roof.

Side (north) elevation (Figs. 14)

The gable end is constructed from red brick with vitrified blue brick headers laid in Flemish bond; there is a projecting brick band three courses wide between ground and first floor levels. A modern timber casement window with a flat brick arch above is located near the apex of the gable end and gives light to the loft room. There is a modern casement window at first floor level and two further modern casement windows at ground floor level, all with flat red brick arches. To the east end is an extension, tile hung at first floor level and with a modern timber casement window. Attached to the east end of the north elevation is a modern single storey brick built store with a gabled tiled roof and hung tile to its gable ends. It has a timber door on its west side and timber double doors on its south side; it also has a modern timber casement window on its eastern side. It is probable that the north gable end has been entirely rebuilt in the mid to late twentieth century, replacing a similar gable end.

Side (south) elevation (Fig. 13)

At the south end of the property is a modern brick garage with a gabled clay tile roof. The gable contains horizontal timber weatherboarding. Two sets of timber double doors on the south wall give access to the garage. There is a modern timber

casement window within the apex of the gable end. The garage has been attached to the south end of the original house, the tile hung gable end of which is still partly exposed.



Figure 10: Front (west) elevation



Figure 11: Rear (east) elevation

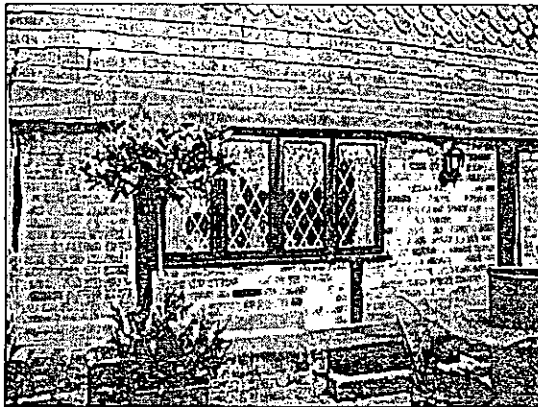


Figure 12: Rear (east) elevation, exposed timber frame at south end

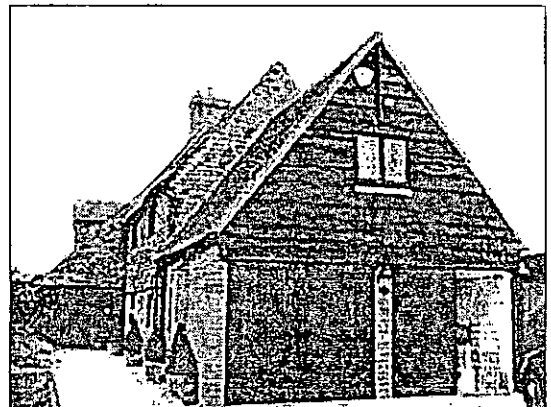


Figure 13: Side (south) elevation

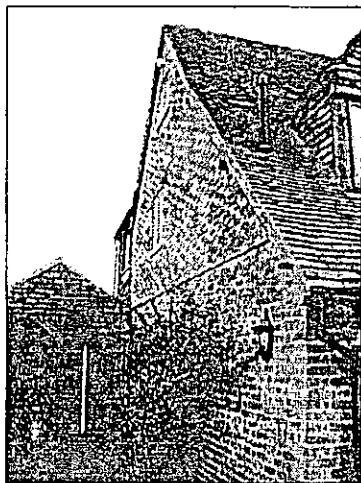


Figure 14: Side (north) elevation

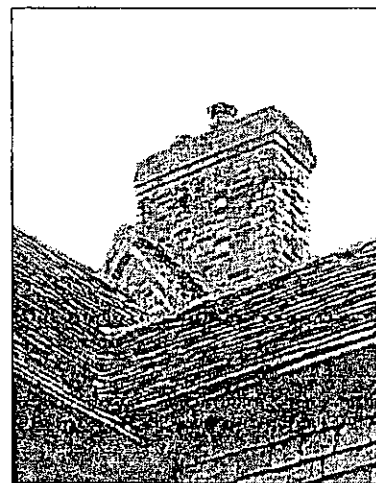


Figure 15: Chimney stack seen from the rear (east)

3.2 Internal

The house has a cellar and three principal rooms on the ground floor (lounge, dining room and kitchen); there is also an entrance hall and to the rear of the property a utility room, downstairs cloakroom and wood shed. Attached to the south end of the property is a double garage. There are three bedrooms on the first floor, two bathrooms, a study and a large storage area above the garage.

Cellar (Figs. 16, 17, 18, 19 & 56)

Current function: Cellar

Original function: Cellar

The cellar occupies the area under the kitchen (room 2) and is accessed from a door in the northwest corner of the lounge. To the east and west, at the top of the steps leading down to the cellar are two narrow vertical stained glass panel windows; these may date to the early twentieth century. There is a cupboard with timber doors above the stairs. A set of brick steps leads to the north, down in to the cellar. All the walls are brick; the south wall is the base of the chimney stack and has been rebuilt / re-faced in modern red brick. The north, east and west walls are brown brick laid in both English and Flemish bond (irregular) and contain small niches with curved brick header arches, the bricks appear to date to the eighteenth century. Later alterations have been made including the addition of further brick supporting walls at right angles to the west wall with two modern brick 'shelves' in between. A brick pillar has been constructed to support the principal ceiling beam. Between the brick pillar and the north wall of the cellar is a deep well, the brick built circular well top is a modern addition or a rebuild of an earlier well top.

Ceiling: A substantial chamfered and stopped beam (eighteenth century) runs north to south. It is supported at its northern end by a modern brick pillar as the north end of the beam has been cut off. There is a further large timber beam running north to south near the east wall of the cellar. There are numerous joists to the ceiling; most are mid to late twentieth century replacements.

The floor is laid in brown brick (eighteenth century). At some point the cellar housed a modern boiler with flue extract to the east.

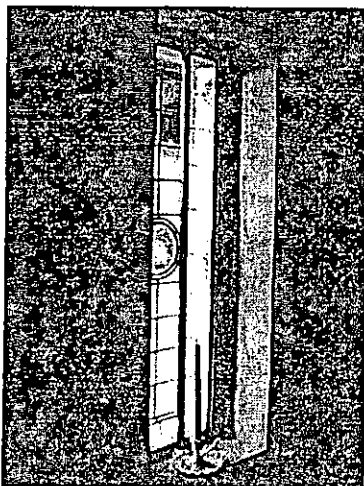


Figure 16: Cellar, stained glass window on west wall at top of cellar steps



Figure 17: Cellar, brick steps in southwest corner leading up to the lounge (room 3)

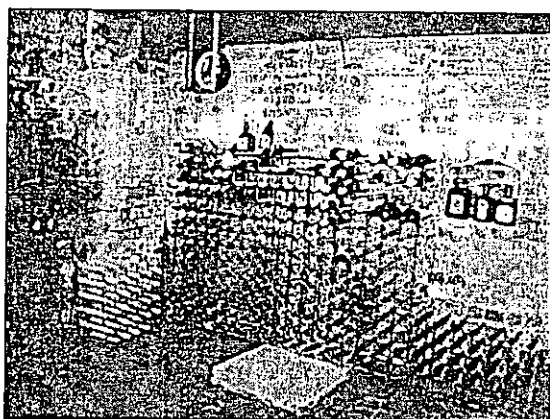


Figure 18: Cellar, northeast corner

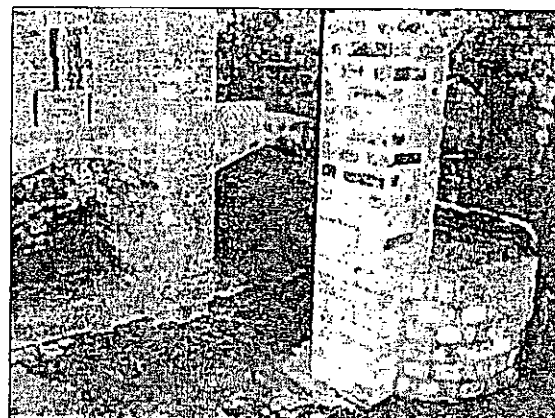


Figure 19: Cellar, modern brick supports and well head / top

Ground floor (Fig. 57)

Room 1

Current function: Hall

Original function: Hall

North elevation: Rendered brick wall with a long modern timber cupboard running the length of the wall.

East elevation: A brick pier divides the doorway through to the kitchen (room 2) at the northern end from the opening to the staircase at the south end.

South elevation: Rendered brick, modern timber front door and small modern timber window to side.

West elevation: Rendered brick, modern timber casement window.

Ceiling: Modern plaster ceiling.

Floor: Tile

Room 2 (Figs. 20 & 21)

Current function: Kitchen

Original function: Ground floor room of eighteenth century northern extension.

North elevation: Rendered brick, two modern timber casement windows and kitchen units.

East elevation: Rendered and tiled brick wall with kitchen units attached (majority of wall probably replaced during 1981 renovation works). Modern timber door at south end to access utility (room 5).

South elevation: The rear of the large inglenook fireplace forms much of the south wall; it has been much altered and partly rebuilt with modern brick. Some areas of nineteenth century brick remain at the west end. There is a rectangular recessed flint panel in the upper part, it seems to be a modern decorative addition. Either side of the flint panel are the remains of two vertical timber posts, the lower sections of both posts have been removed. The post to the west was originally one of the supporting posts for the axial timber ceiling beam.

The side of the fireplace returns to the south, there is a small cupboard in the upper part of the side of the chimney breast, in the lower part is a rectangular recess. There is a short passage at this point leading to the lounge (room 3).

West elevation: Timber stud wall with narrow timbers between the panels divides the kitchen from the staircase up to the first floor. There is a narrow stained glass panel at the south end which gives some light to the stairs at the top of the cellar. At the north

end the wall returns to the west, this partition wall is plasterboard and can be removed. There is a modern timber doorway at the north end of the west elevation which leads out to the hall (room 1).

Ceiling: Large axial timber beam running north to south. The beam is chamfered with curved stops. There are a series of timber joists running east to west, these are covered with nail holes and lath marks which may suggest the ceiling was originally plastered over.

Floor: Clay tile

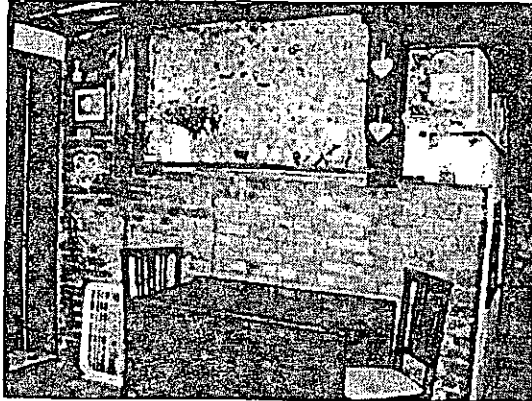


Figure 20: Room 2, kitchen. South elevation, rear of inglenook fireplace

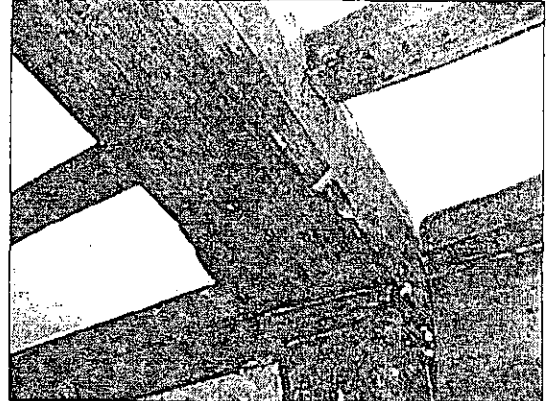


Figure 21: Room 2, kitchen. Axial ceiling beam with flat chamfer and lambs tongue stop (eighteenth century)

Room 3 (Figs. 22, 23, 24 & 25)

Current function: Lounge

Original function: Principal ground floor room of the original property

North elevation: There is an inglenook fireplace to the east side of the room which now contains a wood-burning stove; it has been largely rebuilt with modern herringbone brickwork to the rear, a modern brick hearth and modern brick and clay tile jambs. A brick niche has been constructed in the eastern side wall of the fireplace; this may have replaced a previous niche. The chamfered timber lintel over the fireplace appears original and the brickwork above the timber lintel is slightly older, perhaps a nineteenth century rebuild. To the west of the inglenook is an opening which leads through to the kitchen. At the west end of the north elevation is a modern timber board doorway.

East elevation: Timber frame, timber sill beam at base of wall with chamfered timber beam along top of wall and four timber studs. Re-rendered brick infill panels between the studs. Modern timber casement window at south end.

South elevation: Timber frame consisting of timber sill beam at base of wall, a timber beam along top of wall, corner posts and a series of timber studs. The patterned brick infill between the studs is a late twentieth century replacement of the earlier infill panels. A late nineteenth century 'arts and crafts' style boarded door at the east end leads in to the dining room (room 4), the timber post directly adjacent to this was also added at this time. The timber sill appears to have been cut away to floor level suggesting this doorway was a later addition. There are iron pintles on the east end post indicating an earlier door existed but has been subsequently replaced. At the west end of this wall the sill beam stops just to the west of the westernmost timber stud, this suggests there was a doorway at this point originally, it was infilled and the doorway inserted at the eastern end of the south wall.

West elevation: Timber frame, rendered brick. There is a chamfered timber beam running along top of wall. At the south end the beam has been cut back and roughly chamfered, this may indicate there was originally an entrance door at this point. There is a vertical timber post at the south end and a vertical timber stud to the north of the modern timber casement window.

Floor: Carpet over floorboards (on concrete; pers. comm. J Mundy).

Ceiling: A chamfered and stopped axial timber beam runs north to south across the centre of the ceiling. Either side are seven substantial timber joists which support the floor above. These joists are square cut and are covered in nail holes and horizontal lines which suggest the joists held a lath and plaster ceiling (now removed).

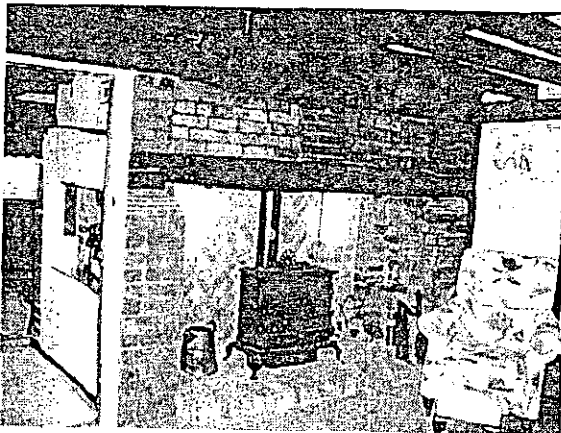


Figure 22: Room 3, lounge. Inglenook fireplace to north elevation

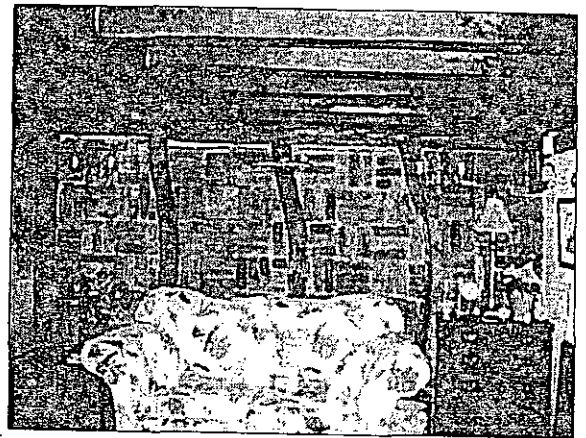


Figure 23: Room 3, lounge. Timber frame partition to south elevation with modern brick infill

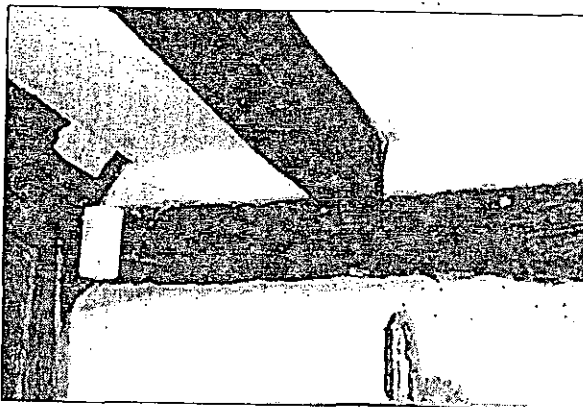


Figure 24: Room 3, lounge. South end of west wall. The cut back section of timber beam may suggest the position of a former entrance door.

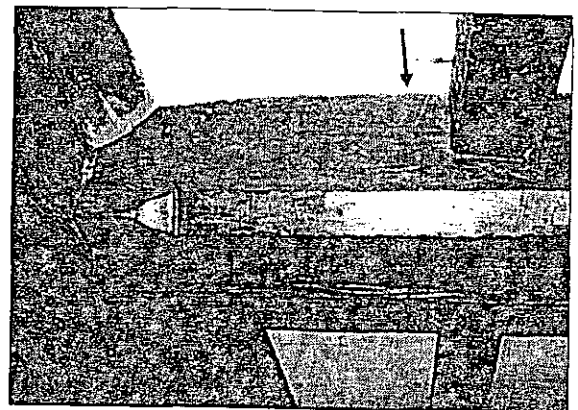


Figure 25: Room 3, lounge. Axial timber beam with flat chamfer and stepped stop. The arrow points to a V-shaped carpenter's mark.

Room 4 (Fig. 26, 27, 28, 29 & 30)

Current function: Dining room

Original function: Unknown

North elevation: Timber frame with plastered brick infill panels between the timber studs. There is a large sill beam at the base of the wall, it does not run the entire length of the wall and stops before the west end of the wall which may suggest there was originally a doorway at this point. There is a timber beam along the top of the wall which has been roughly chamfered. A doorway at the east end leads into the lounge (room 3), the door surround is plain and made from remnants of timber, the timber boarded door is in the arts and crafts style with applied timber 'nail heads' and a latch handle (early twentieth century). An iron pintle for an earlier door remains on the post just to the west of the existing timber door surround. There are also iron pintles on the vertical timber within the wall to the east of the door, presumably these were also for an earlier door.

East elevation: Timber frame and brick wall, re-rendered. There is a timber beam running along the top of the wall, this is a modern addition. A brick skin has been built on the interior wall and there is a brick pier to the south of the window, added for support, this indicates the wall has been substantially altered. The timber sill beam is visible at the base of the wall at the southern end. The central window is a modern timber casement.

South elevation: Timber frame consisting of substantial timber sill beam, timber beam along top of wall and vertical timber studs with plastered brick infill panelling. The timber sill beam has been cut off at its half way point along the wall and this western part of the south elevation has been bricked up and does not contain any timber studs. This might suggest a large opening was created at the west end of the south elevation at one time and was later bricked up.

West elevation: Timber beam along top of wall, brick walls, rendered. No timber studs are visible and the timber sill beam may be concealed by boxed in pipework along the base of the wall. There is a modern timber casement window in the centre of the west elevation.

Ceiling: A central timber beam runs north to south across the plaster ceiling. The beam is chamfered and stopped at both ends. There are seven timber joists either side of the central beam, the joists are covered in nail holes and have lath marks on them suggesting the joists held a lath and plaster ceiling (now removed).

Floor: Carpet over floorboards.

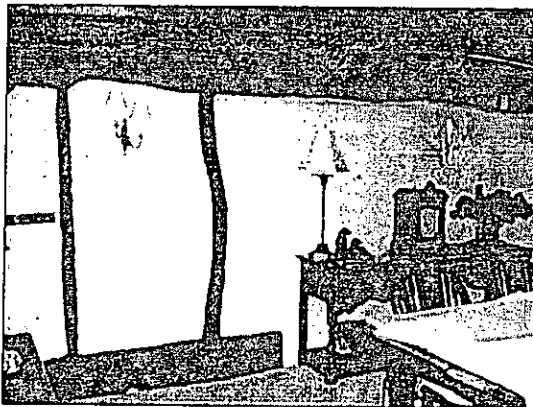


Figure 26: Room 4, dining room. South elevation.

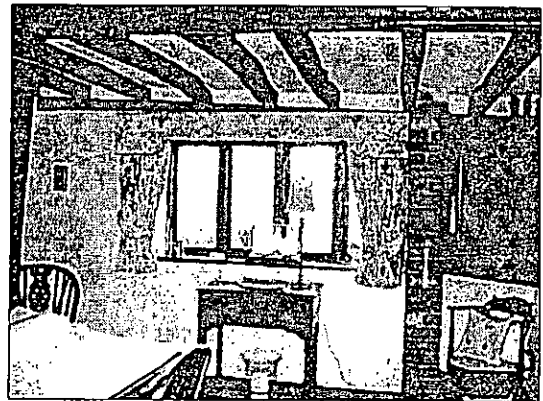


Figure 27: Room 4, dining room. East elevation.

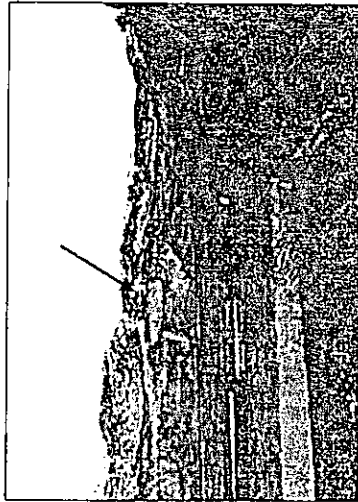


Figure 28: Room 4, dining room. Arrow points to iron pintle on door frame used to hold an earlier door

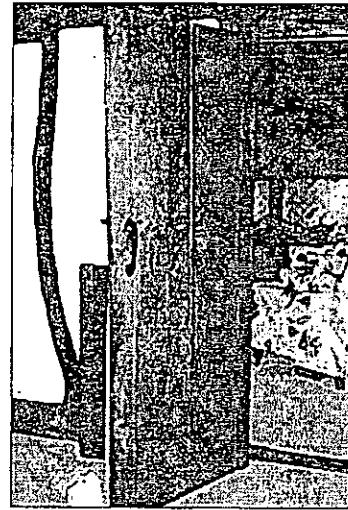


Figure 29: Room 4, dining room. Early twentieth century arts and crafts style timber board door.

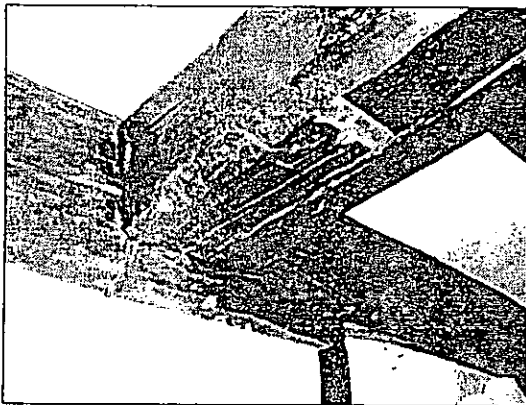


Figure 30: Room 4, dining room. Axial timber beam with chamfer and stepped stop.



Figure 31: Room 5, utility room, view to the south

Room 5 (Fig. 31)

Current function: Utility room
Original function: Utility room

North elevation: Rendered brick wall, kitchen units. Corner of remaining chimney stack visible in western corner.

East elevation: Rendered brick with a modern central timber casement window

South elevation: Rendered brick with a modern timber door leading through to the lobby and downstairs cloakroom (room 6).

West elevation: Plasterboard wall with narrow stained timbers between the boards; this covers over the side of the inglenook fireplace at the south end and covers over twentieth century red brickwork at the north end. There is a modern timber door leading through to the kitchen (room 2).

Ceiling: Modern timber joists (non structural) running east to west across ceiling.

Floor: Vinyl floor

Room 6

Current function: Lobby and downstairs cloakroom
Original function: Lobby and downstairs cloakroom

North elevation: Rendered brick wall with modern timber door leading into the utility (room 5).

East elevation: Rendered brick wall with a timber door leading to the rear garden. Modern timber casement window in cloakroom.

South elevation: Rendered brick wall.

West elevation: Rendered brick wall. Cupboard in lobby, modern timber doors.

Ceiling:

Floor: Vinyl floor

Room 7 (Fig. 32)

Current function: Wood shed / store
Original function: Store

North elevation: Breeze block walling with narrow section of brick built wall at the west end. The breeze block walling was added when the first floor extension above was built.

East elevation: Brick wall with a timber door leading to the rear garden.

South elevation: Red brick wall, twentieth century.

West elevation: Brick wall, twentieth century red brick with a further low section of modern red brick wall in front of this. Remains of a red brick flue in south west corner; the top of the flue has been rebuilt with breeze block.

This wall was at one time the exterior wall of the northern extension to the property but it has been altered during refurbishment of the property.

Ceiling: Timber board

Floor: Concrete

Room 8

Current function: Garage
Original function: Garage

North elevation: The north wall is the original south end wall of the property and is formed from timber frame with brick infill. The entire wall has been plastered over. There is a vertical crack towards the western end of the wall and some plaster has been removed. This may relate to an earlier opening that has been infilled; also given that the timber sill beam has been cut off at its half way point along this wall it could indicate an earlier access to the exterior or an earlier extension to the south end of the property (1878 Ordnance Survey map).

East elevation: Rendered brick, modern timber casement window

South elevation: Central brick pier with two sets of stained timber double doors either side.

West elevation: Rendered brick, modern timber casement window

Floor: Concrete

Ceiling: Plasterboard



Figure 32: Room 7, wood shed / store. West elevation. The remainder of the brick flue is visible as are the brick walls.

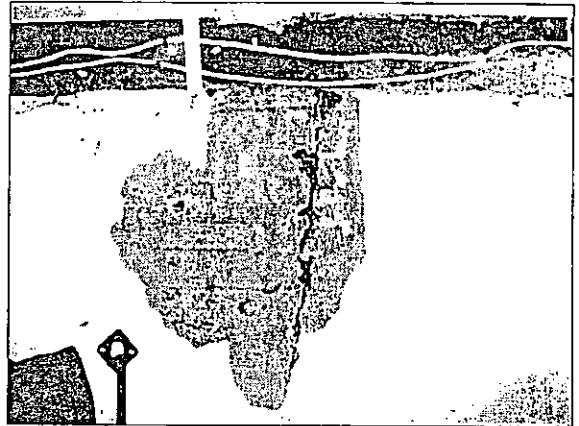


Figure 33: Room 8, garage. The timber beam is visible with brick infill below. The crack may indicate two different builds / a blocked up doorway.

First floor (Fig. 58)

Room 9 (Figs. 34, 35, 36 & 37)

Current function: Landing

Original function: Bedroom or upper chamber, originally a larger room (with room 9), now divided and part of upper floor of northern extension.

The landing is in two parts; there is a passage leading from the top of the stairs to the south and in to room 15. The landing also follows round the north side of the chimney stack and heads to the east. The landing area is on two different levels; the southern part is lower whilst the northern end steps up, and is part of the northern extension to the property.

North elevation: At the west end are the stairs leading north, down to the ground floor. In line with the newel post and the corner of the chimney stack is a step up. A short passage follows the chimney stack to the east with a door to the bathroom (room 10) and study (room 11) to the north and a door to the bedroom (room 12) to the east.

East elevation: The east side of the landing is mostly formed from a timber stud wall with narrow timbers holding the individual panels in place (this partition divides the bedroom (room 14) from the landing and is likely to date to the early to mid twentieth century (there may have been an earlier partition). At the north end the wall returns to the east and at this point there is a doorway into room 14 (bedroom). The timber board door is made up of three wide boards and dates to the eighteenth century; the latch handle dates to the early twentieth century. The wall again returns to the north following the side of the plastered brick chimney stack which contains a recessed panel. At the corner of the stack is a timber post.

South elevation: At the south end of the landing is a door to the bedroom (room 15). The upper part of the door has been cut to fit round the jowled post, the timber door has been created with tongue and grooved timber boards and dates to the early nineteenth century. The latch handle dates to the early twentieth century. The jowled post supports the tie beam which runs east to west and the timber wall plate which runs north to south.

West elevation: Timber frame, rendered. At the south end is a jowled post, running through the top of the post is the chamfered timber wall plate. There are two timber studs, one either side of the modern timber casement window. To the north end is a jowled corner post, attached to it is a straight timber brace which runs diagonally from this to the south. The post has a mortice hole on its east side which would have contained a brace running to the east. This was removed when the property was extended to the north. To the north of the post is a timber door leading into a large cupboard within the roof space of the catslide roof. The brick wall at this point is irregular and has retained its plaster finish.

Ceiling: The plaster ceiling has been raised; it runs down to meet with the top of the wall on its western side. At the northern end the ceiling level is higher. There is a timber beam running east to west adjacent to the north side of the chimney stack with a series of timber joists also running east to west. There is a further timber beam running north to south from room 11, it meets with the timber beam adjacent to the stack. There is a timber hatch which accesses the northern end of the roof space.

Floor: Carpet over floorboards

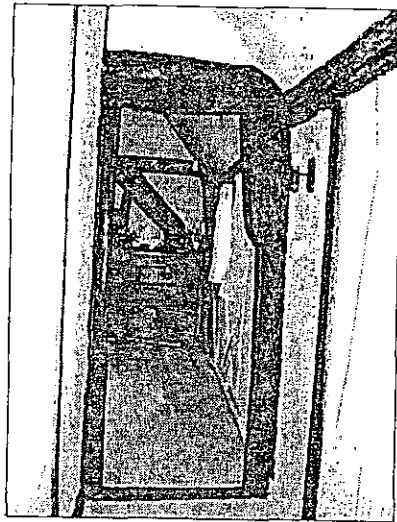


Figure 34: Southern end of landing, jowled post and doorway through to room 15.

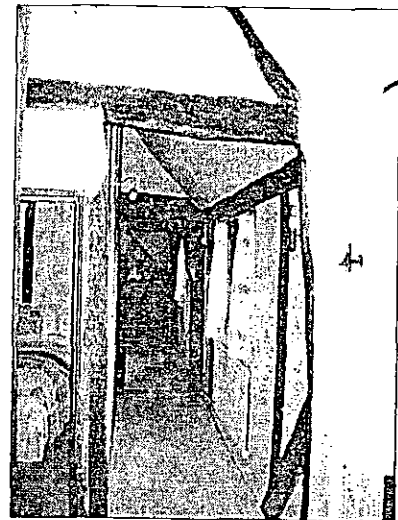


Figure 35: Landing, looking south

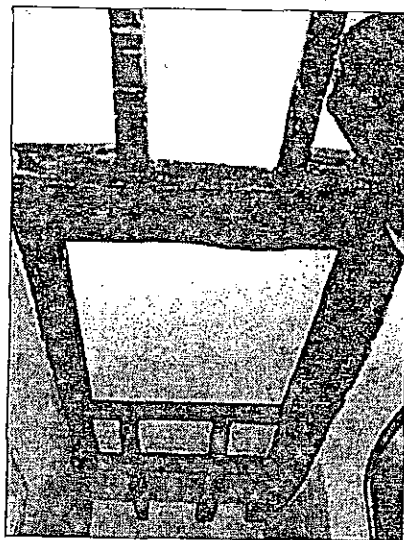


Figure 36: Roof hatch to north of chimney stack



Figure 37: West side of the chimney stack

Room 10

Current function: Bathroom

Original function: Part of a larger room (with room 8), now divided.

North elevation: Rendered brick

East elevation: Modern timber stud wall

South elevation: Rendered brick / plasterboard

West elevation: Dormer containing a modern timber casement window

Ceiling: Timber joists (modern) running east to west. At the west end the ceiling slopes down following the catslide roof pitch.

Room 11 (Fig. 38)

Current function: Bedroom / study
Original function: Bedroom

North elevation: Rendered brick with a modern timber casement window at west end of wall.

East elevation: Rendered brick wall.

South elevation: Timber stud wall, timber door at west end leading to the landing.

West elevation: Timber stud wall

Ceiling: Large chamfered timber beam running north to south close to the west wall with a series of floor joists either side.

Floor: Carpet over floorboards

Room 12 (Fig. 39)

Current function: Bedroom
Original function: Bedroom

North elevation: Rendered brick with modern timber casement window.

East elevation: Rendered brick with two modern timber casement windows.

South elevation: Rendered brick with a modern timber door at the east end leading to the bathroom (room 13). There is a piece of re-used timber above this door, its purpose is unclear.

West elevation: Rendered brick with a modern timber door leading out to the landing (room 9). Timber beam exposed running along upper part of wall.

Ceiling: Series of timber joists on ceiling running east to west, the timbers appear to be re-used / reclaimed

Floor: carpet over floorboards

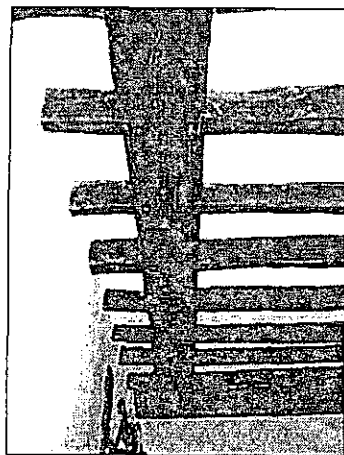


Figure 38: Room 11, study. Ceiling beam

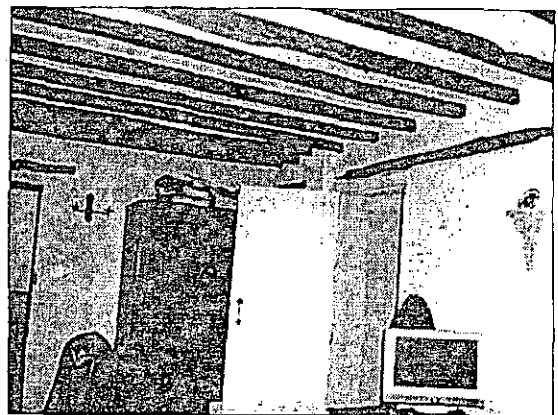


Figure 39: Room 12, bedroom. South and west elevations

Room 13

Current function: Bathroom
Original function: Bathroom

North elevation: Rendered brick wall with a doorway leading to a bedroom (room 12).

East elevation: Rendered brick wall, modern timber casement window.

South elevation: Rendered brick wall

West elevation: Render over timber frame and brick, there are two steps leading down to a timber board doorway which leads into the bedroom (room 14).

Floor: Tile floor

Ceiling: The ceiling slopes to meet the tops of the walls on its north and south sides, re-used timbers on ceiling running east to west.

Room 14 (Figs. 40, 41, 42, 43, 44 & 45)

Current function: Bedroom

Original function: Upper chamber

North elevation: Timber frame with rendered brick infill panels, the frame consists of a large tie beam with a jowled corner post at the east end, there are three timber studs above the tie beam and two timber studs below. A substantial timber brace which adjoins the tie beam and the jowled corner post is visible at the east end. The chimney stack is behind this wall and a small plasterboard panel can be opened to view the stack. A timber boarded doorway at the west end leads out to the landing area (room 9), the door is formed from three wide timber boards and dates to the eighteenth century. It has a simple early twentieth century latch handle and is attached to the timber frame with round ended strap hinges (both early twentieth century copies of an earlier style).

East elevation: Timber frame with rendered brick infill. The frame consists of the chamfered wall plate, jowled corner posts at north and south ends with a series of vertical timber studs in between, and a timber brace is visible at the north end. There is a modern timber door which leads to the bathroom (room 13), a modern square cut timber next to the door was added when the door was inserted to create part of the frame. Modern timber casement window at south end; this was probably inserted when the first floor bathroom was added to the rear in 1990.

South elevation: Timber frame partition which consists of the tie beam with a jowled corner post at the east end and a series of four vertical timber studs below the tie beam and three vertical timber studs above the tie beam.

West elevation: Twentieth century timber stud partition to divide off this room and form a separate corridor and access to room 15.

Ceiling: Raised ceiling, slopes down on its east side to meet the top of the east wall.

Floor: Carpet over floorboards.

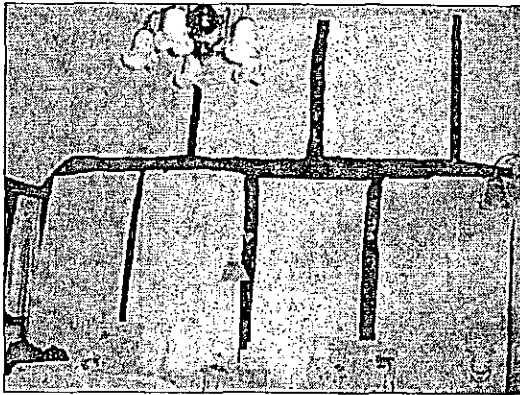


Figure 40: Room 14, south elevation (partition)

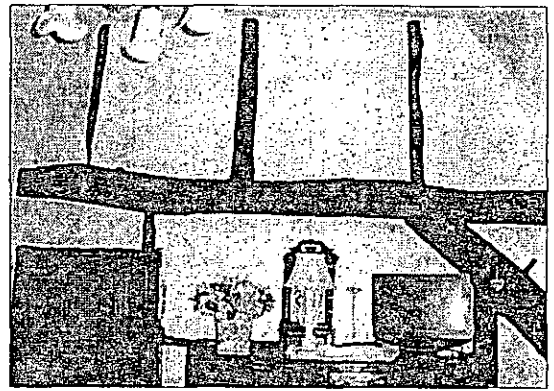


Figure 41: Room 14, north elevation



Figure 42: Room 14, bedroom. North-east corner of room showing timber frame construction



Figure 43: Room 14, bedroom. View of red brick chimney stack (seventeenth century)

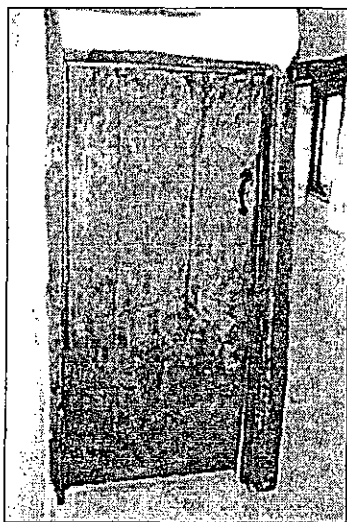


Figure 44: Room 14, bedroom. Eighteenth century timber board door



Figure 45: Room 14, bedroom door. Early twentieth century door latch with expanded leaf ends

Room 15 (Fig. 46, 47, 48, 49, 50 & 51)

Current function: Bedroom

Original function: Upper chamber / bedroom

North elevation: Timber frame partition which consists of a substantial tie beam with jowled timber corner posts and a series of four vertical timber studs below the tie beam and three vertical timber studs above the tie beam. A straight timber brace joins the jowled post and tie beam at the east end. A mortice hole on the jowled post at the west end indicates that there would have been a timber brace attached at this point but it has been removed to make way for the doorway. A timber door at the west end has been cut to fit round the jowled post. The door is formed from tongue and groove timber boards and dates to the early nineteenth century; the door is attached to the frame with strap hinges and has a latch handle with expanded leaf shape ends (early twentieth century).

East elevation: Timber frame, rendered infill panels. Timber wall plate runs along top of wall, squint butted at north end with vertical timber studs below, there is a horizontal timber at the north end between the corner post and the stud, its purpose is unknown. Modern timber casement window (added in late twentieth century).

South elevation: Timber frame (end wall of original building) with plasterboard infill panels. Horizontal timber tie beam with jowled corner posts at east and west ends; four vertical timber studs below the tie beam and three vertical timber studs above. Large straight timber braces at east and west ends join the corner posts to the tie beam. A modern timber door has been inserted in the centre, it leads through to room 16 (storage area).

West elevation: Timber frame, rendered infill panels. Timber wall plate runs along top of wall, squint butted at north end with vertical timber studs below. Large timber brace at south end joining the corner post to the horizontal beam at floor level. Modern timber casement window in centre with x-shaped timber pattern below, this is a later alteration.

Ceiling: The ceiling has been raised, it slopes down on its east and west sides to meet the top of the walls. There are a couple of timbers visible within the ceiling.

Floor: Carpet over floorboards.

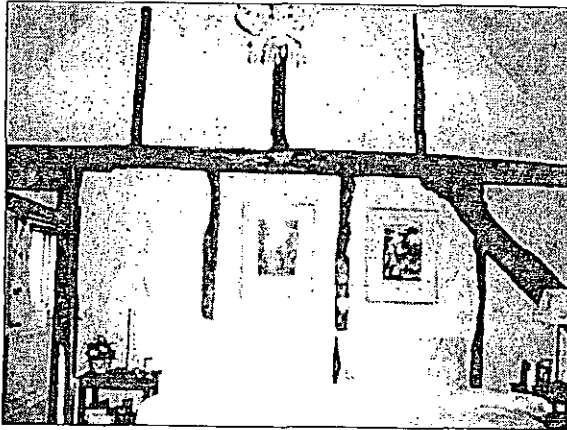


Figure 46: Room 15 (bedroom), north elevation

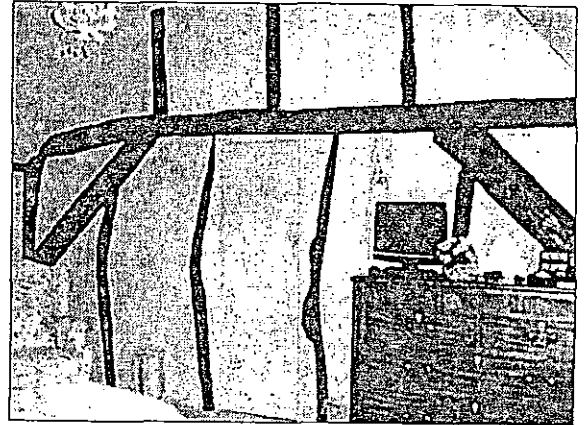


Figure 47: Room 15, south elevation

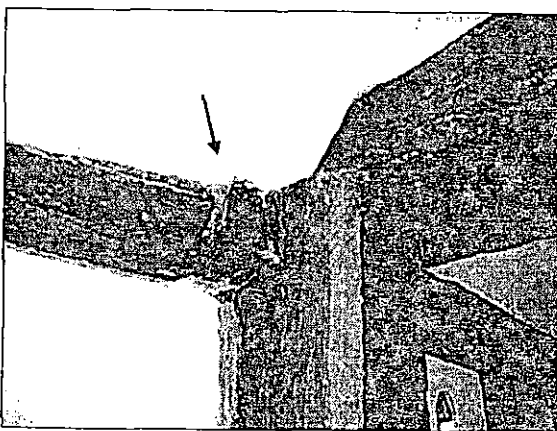


Figure 48: Room 15. Squint butted scarf joint in wall plate (northwest corner of room)

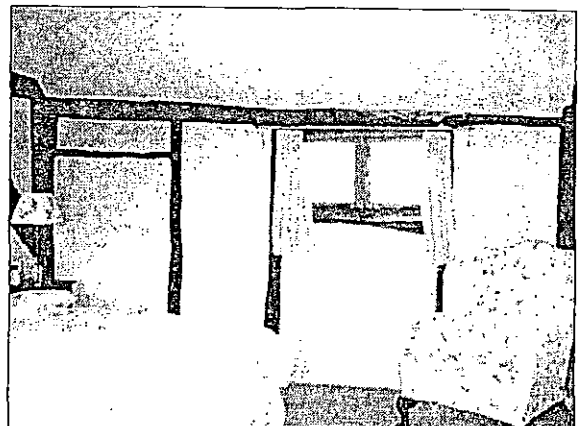


Figure 49: Room 15. East elevation.



Figure 50: Room 15. Timber tongue and groove board doorway at west end of north elevation (early nineteenth century)

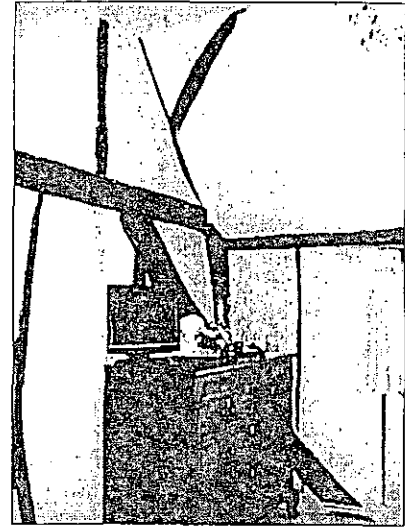


Figure 51: Room 15. South west corner of room showing timber frame and wind brace on ceiling

Room 16 (Figs. 43 & 44)

Current function: Storage area

Original function: Storage area

North elevation: Plasterboard infill panels, a central modern timber door leads to the bedroom (room 15). Modern timber cupboards either side.

East elevation: Rendered brick wall, plasterboard ceiling.

South elevation: Rendered brick gable end with modern timber casement window in centre.

West elevation: Rendered brick wall, plasterboard ceiling.

Roof

North end

The northern part of the roof space is accessed from a hatch in the landing. The rafter and purlin roof probably dates to the nineteenth century; the purlin to the west is set lower than the purlin to the east. The northern gable end has an interior breeze block skin and there is a modern timber casement window within the apex. The chimney stack rises up through the southern part of this section of roof space. The stack is red brick with lime mortar pointing. It has a decorative vertical rib on its north side which indicates that this upper part of the stack was originally visible on the exterior of the building. This would suggest that prior to the construction of this northern extension there was a smaller, lower northern extension which meant more of the seventeenth century stack was visible on the exterior of the property.

South end

This part of the roof was not physically accessed but a view into this southern part of the roof through a small doorway showed a rafter roof. The rafters are covered with nail holes and lath marks which might suggest the roof was originally open right up to the apex with a lath and plaster ceiling attached. A lath and plaster panel supported by vertical timber studs partially divides the two halves of this roof space and is a continuation of the timber frame partition wall of the original two-cell timber framed building.

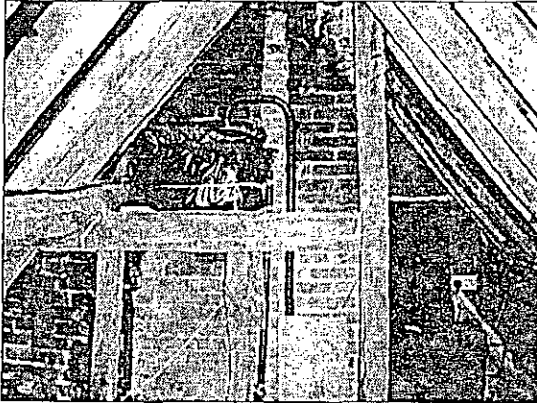


Figure 52: Northern end of roof space.
Northern face of chimney stack with central decorative brick rib



Figure 53: Northern end of roof space. Gable end wall to north elevation

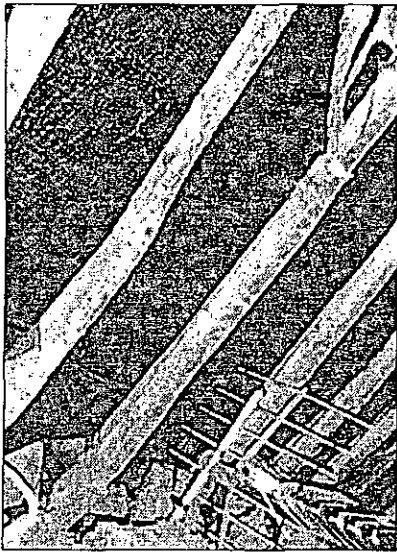


Figure 54: Southern end of roof space, timber rafters



Figure 55: Southern end of roof space. Timber rafters and the lath and plaster partition are visible

4 Discussion

The development of Eastleigh, 38 Gaddesden Row can be analysed by its surviving structural details and historic fabric, and also by utilising archive material. The house has been altered over time, which may relate to a change in the use of particular rooms within the building. Its phases are described below.

4.1 Development of the site (Fig. 59)

Sixteenth century

The oldest part of the property comprises the lounge and dining room on the ground floor (rooms 3 and 4). The original two-cell property may have been open to the roof. No evidence for the location of a fireplace or chimney breast for the earliest phase of this building has survived. It is likely that the first floor was inserted and the timber frame partition (which divides rooms 3 and 4 on the ground floor and rooms 14 and 15 on the first floor) also added soon after the construction of the building. The original location of the staircase from ground to first floor is not known. The front door to the property was in the southwest corner of the lounge (room 3) and there was a doorway at the west end of the partition wall to access the other ground floor room (room 4). Much of the timber frame survives and is exposed on the interior at both ground and first floor levels. The timber frame is a typical post and truss construction and consists of jowled posts, substantial tie beams, straight heavy braces to tie beams, straight tension braces in long walls, wide-spaced timber studs on both floors and squint-butted scarf joints in wall plates. The roof is of the clasped-purlin type with collar-and-queen strut trusses and straight wind-braces. The timber frame would have contained lath and plaster infill panels originally. All the timbers (oak) would have been sourced locally, presumably from the Gaddesden Estate.

Seventeenth century

The inglenook fireplace and red brick stack was added to the north elevation in the seventeenth century and it is possible that the property was extended to the north at this time. The decorative vertical brick rib on the north face of the chimney stack (now seen from within the northern part of the roof space) suggests this rib was originally a visible feature on the exterior of the building and it is likely a single storey or one and a half storey structure with a gabled roof was constructed on the north end of the original two-cell dwelling in the seventeenth century.

Eighteenth century

In the eighteenth century a two storey brick extension with a cellar was added to the north (the earlier, seventeenth century extension would have been demolished). The extension was higher than the southern part of the property and the northern face of the chimney stack with its decorative brick rib was largely concealed within the roof. The cellar contains a well; this well was probably in use at ground level and was incorporated into the cellar during its construction. The timber beam in the kitchen with its lambs tongue stop is a typical eighteenth century feature.

Nineteenth century

Some alterations occurred to the property during the nineteenth century, these include the addition and removal of extensions to the rear and front of the property (as seen from the map evidence). The property was used as two cottages throughout much of the nineteenth century and perhaps in the eighteenth century. The extensions shown to the rear of the property on the 1878 Ordnance Survey map appear to have been mostly demolished by 1898 (Ordnance Survey map, Fig. 7). There may have been an extension to the south end of the property, evidence for this

is suggested by the sill beam in the dining room (room 4) being cut off at its half way point, an addition to the south is also suggested on the 1878 Ordnance Survey map. The staircase up to the first floor of the northern cottage would have been in a similar position as it is now although it would have been reached from the kitchen. The staircase up to the first floor of the southern cottage may have been within a rear extension, possibly a projecting stair turret. Later alterations have made this difficult to establish.

Twentieth century

The 1911 Inland Revenue award suggests that 38 Gaddesden Row was now one property in single occupancy. The property underwent a series of alterations throughout the twentieth century. The property was once again extended to the rear between 1898 and 1924; these extensions were later removed and further rear extensions constructed. In the mid to late twentieth century the house was faced or perhaps re-faced with red brick and the hung tile at first floor level was added. A brick built garage / store with a corrugated roof was constructed to the south east of the house in the mid twentieth century.

In 1981 the property was extensively refurbished and as part of this was extended to the south with the addition of a red brick garage. The gabled roof of the northern part of the property was extended to the west to form a catslide roof over a single storey open porch and entrance hall (room 1) and a dormer window was also inserted. The staircase was reconfigured to provide access to the first floor from the hall. This addition meant that the upper part of the northern extension could be divided up into two rooms by the insertion of a partition wall between rooms 10 and 11. As part of these alterations the north wall of the house and the chimney stack was rebuilt in red brick with blue brick headers (possibly a like for like replacement of the existing brick wall).

All the windows within the property were replaced at this time with timber casement windows containing glazed panes with the appearance of leaded diamond panes. Most of the windows appear to be in the same position as the earlier windows they have replaced but it is known that a window was added in room 15, on the rear elevation. The original windows are likely to have been casements, whether they were timber or cast iron and contained leaded glass panes is unknown. This rear elevation was, according to the 1981 planning records, substantially repaired and altered at both ground and first floor levels.

The timber partition wall on the ground floor between the lounge and dining room (rooms 3 and 4) would originally have contained lath and plaster infill panels; these panels were replaced with modern brick in a decorative pattern. The inglenook fireplace was largely remodelled at this time and rebuilt in modern red brick.

In January 1990 the owners of 38 Gaddesden Row were granted planning permission for a first floor rear extension to form an en suite bathroom (room 13), with tile hanging, brick and a casement window to match the existing building. The window on the east elevation of room 14 was probably moved to the south when this rear extension and opening from rooms 13 to 14 was created. In March 1991 the owners were again granted planning permission for a first floor rear extension (room 12) which was built in an identical style to the bathroom extension. A doorway was created from the landing into this new room. The north wall of the wood store was added at this time as a supporting wall for the first floor bedroom extension.

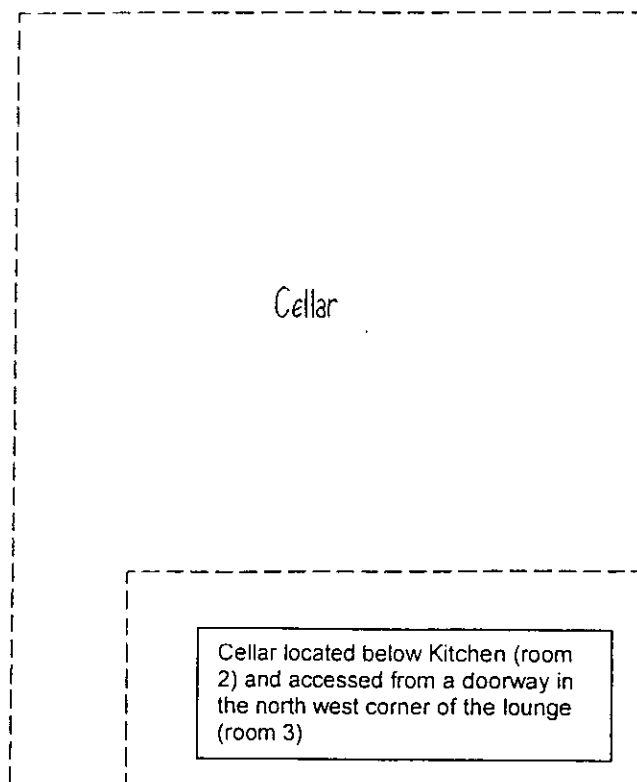


Figure 56: Cellar plan of 38 Gaddesden Row (Plan courtesy of Aria Design)

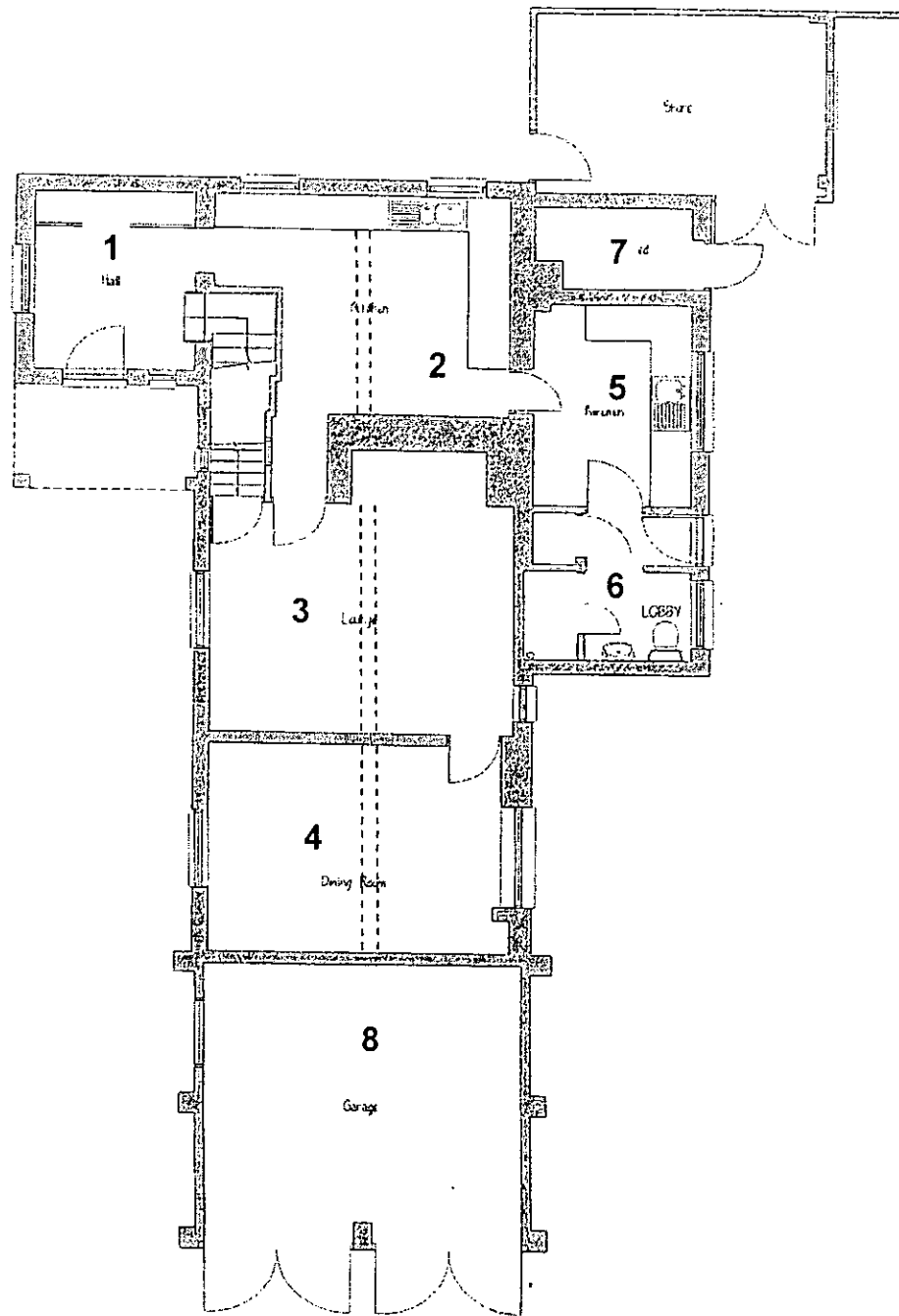


Figure 57: Ground floor plan of 38 Gaddesden Row (Plan courtesy of Aria Design)

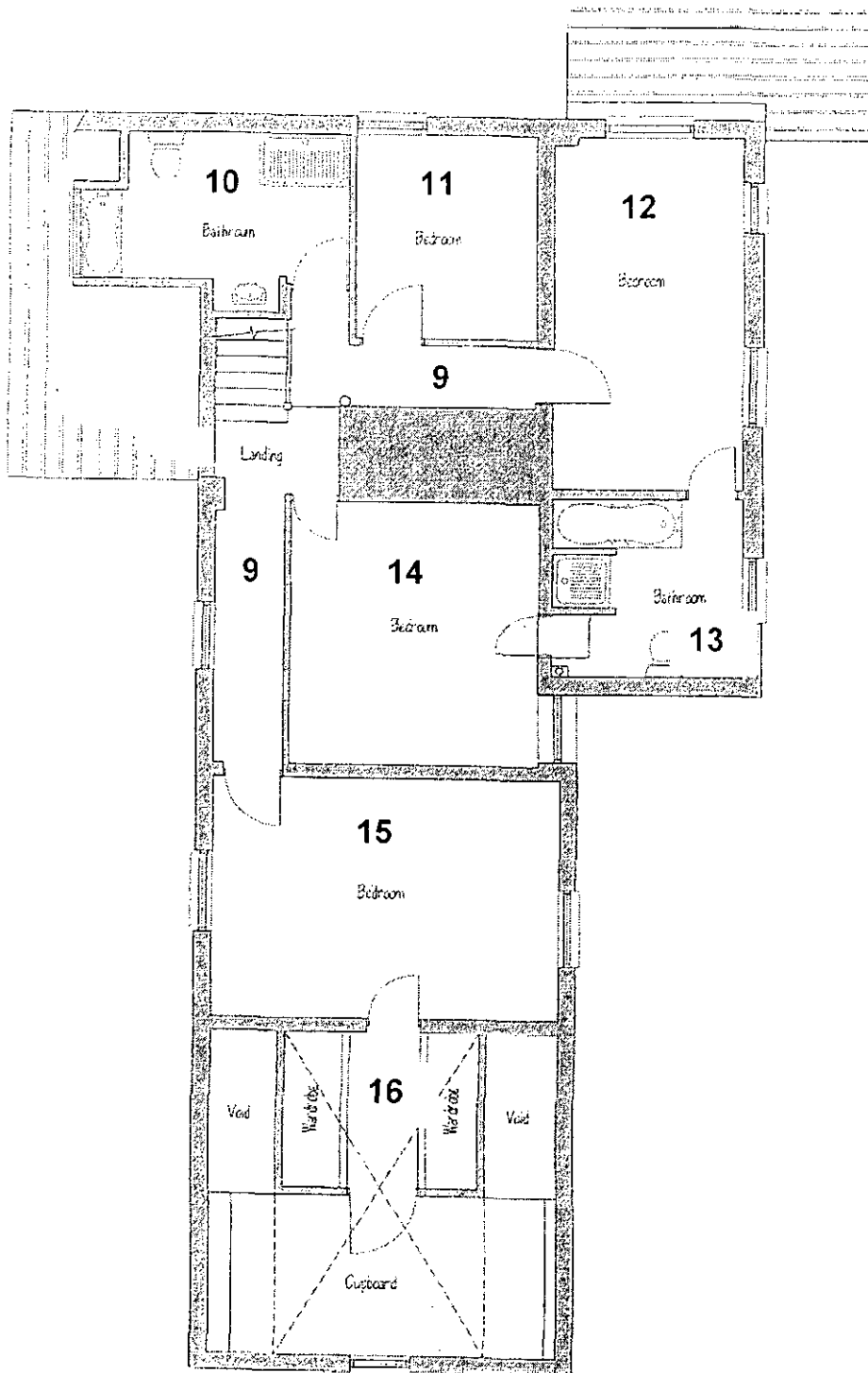
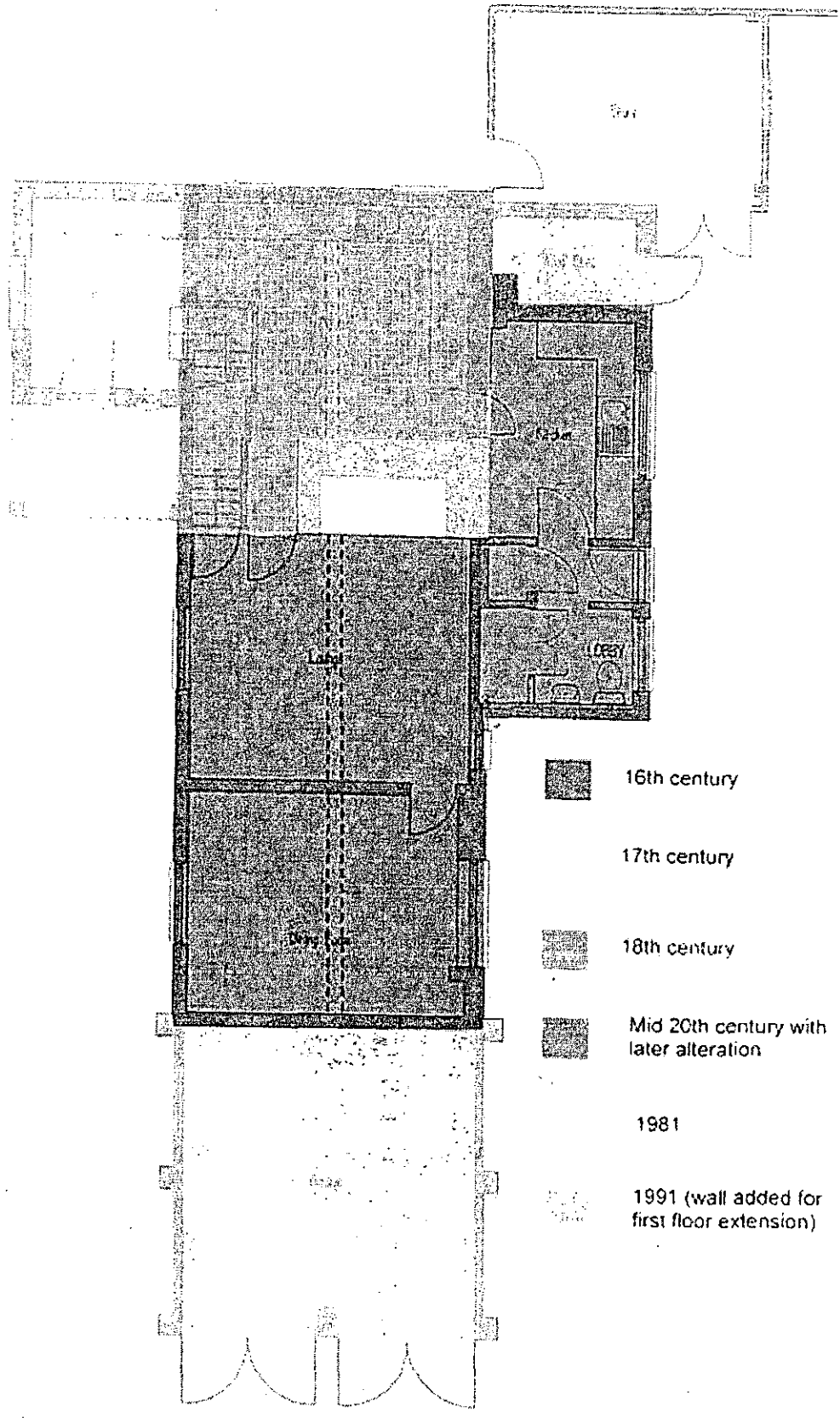


Figure 58: First floor plan of 38 Gaddesden Row (Plan courtesy of Aria Design)









-  16th century
-  17th century
-  18th century
-  Mid 20th century with later alteration
-  1981
-  1991 (wall added for first floor extension)

Figure 59: Proposed plan of 38 Gaddesden Row (Plan courtesy of Aria Design)

5 Conclusion

Eastleigh lies to the east of Gaddesden Row and within the small settlement of the same name. Gaddesden Row contains a number of farms, many dating to the seventeenth century or earlier, the house known as The Golden Parsonage and a few houses of later date including a public house, a forge and a school. The Gaddesden Estate and Gaddesden Place lies west of Gaddesden Row.

The two storey timber frame and brick property has hung tile at first floor level and a red clay tile roof. The central core of the building dates to the sixteenth century; the house was originally a small 2-cell property. Soon after its construction it is likely that a first floor level and full height timber frame partition wall was inserted. In the seventeenth century a red brick stack and inglenook fireplace was added to the north end of the house. At this time or soon after an extension was also added to the north end of the property, the only evidence for this is the decorative brick rib on the north face of the chimney stack. This extension was demolished and in the eighteenth century a two storey brick extension with a cellar was constructed in its place. A small extension to the south of the current dining room may have existed in the nineteenth century.

In 1840 38 Gaddesden Row was a small property, divided into two cottages and owned by the Reverend John Fitz Moore Halsey, a member of the Halsey family who owned the Gaddesden Estate, and occupied by Thomas Parkins and James Mitchell. By 1911 the property was presumably one property occupied by Thomas Taylor and still owned by the Gaddesden Estate. Various alterations have occurred to the property in the nineteenth and twentieth centuries, including the reconstruction of rear extensions, the addition of first floor rear extensions, a porch and a garage. The size of the rear garden was also increased. The Gaddesden Estate presumably sold off the house in the mid twentieth century or thereabouts. 38 Gaddesden Row was listed Grade II in 1987. The current owners purchased the property in 2006.

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Website 1:

www.dacorum.gov.uk/PDF/LandscapeCharAssess_F29_Area124GaddesdenRow.pdf

Research and report compiled by Helen Cal-Fernandez

Helen Cal-Fernandez MSc BSc ICON SPAB

Qualifications / experience; BSc in Heritage Conservation, MSc in Architectural Materials Conservation from Bournemouth University. Member of the Institute for Conservation (stone and wall painting section) and the Society for the Protection of Ancient Buildings. An experienced stone and sculpture conservator. Projects have included Buildings at Risk Surveys, historic building assessments on listed buildings, and historic assessments.

Completed April 2008

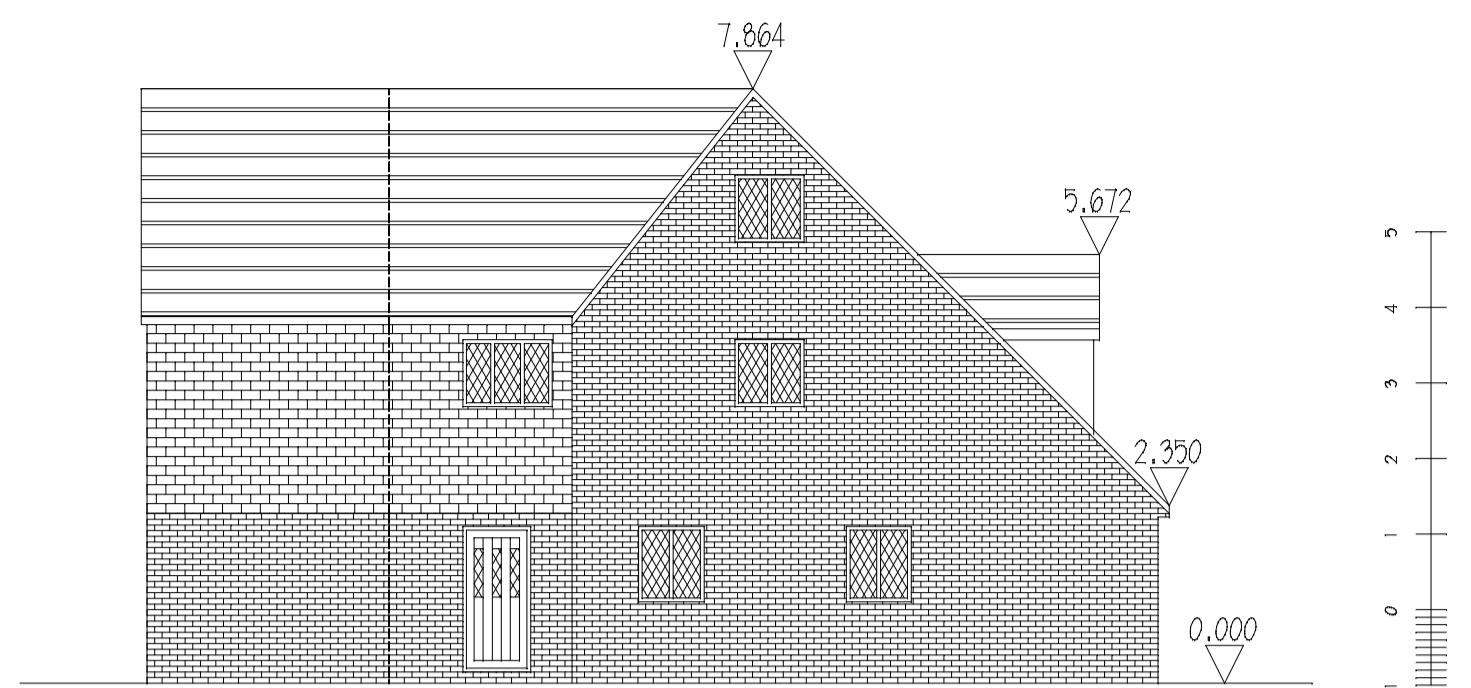


- 16th century
- 17th century
- 18th century
- Mid 20th century with later alteration
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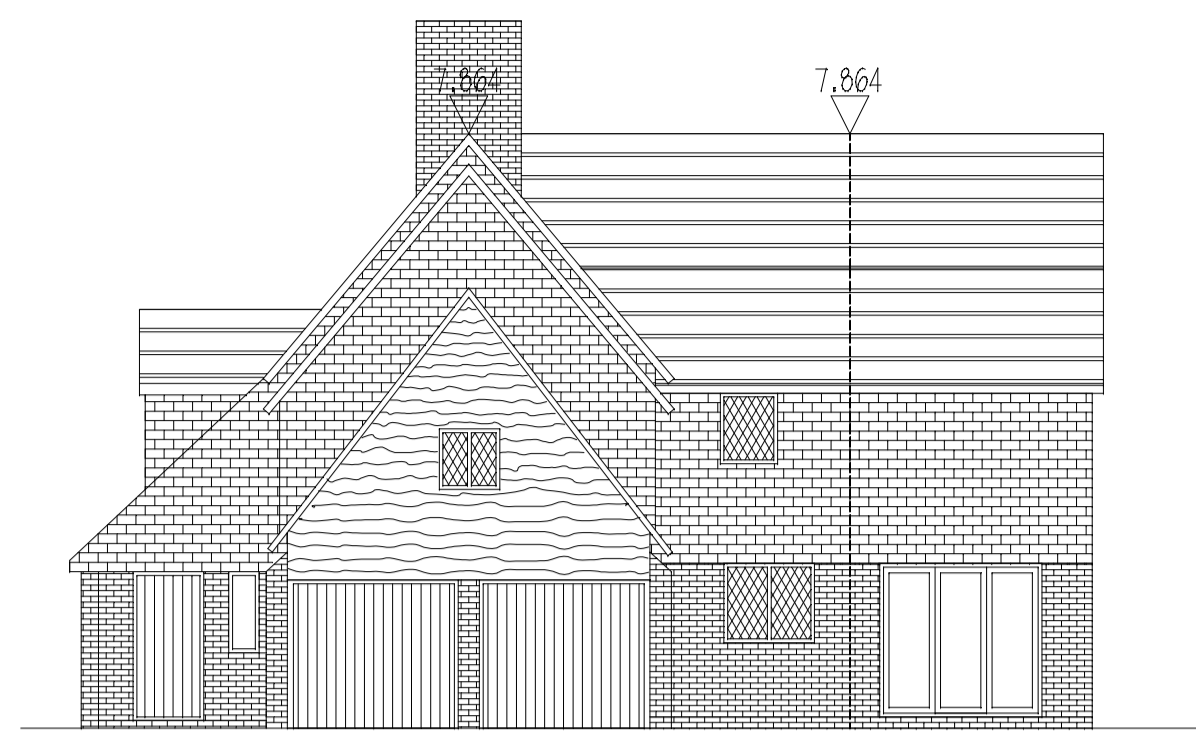


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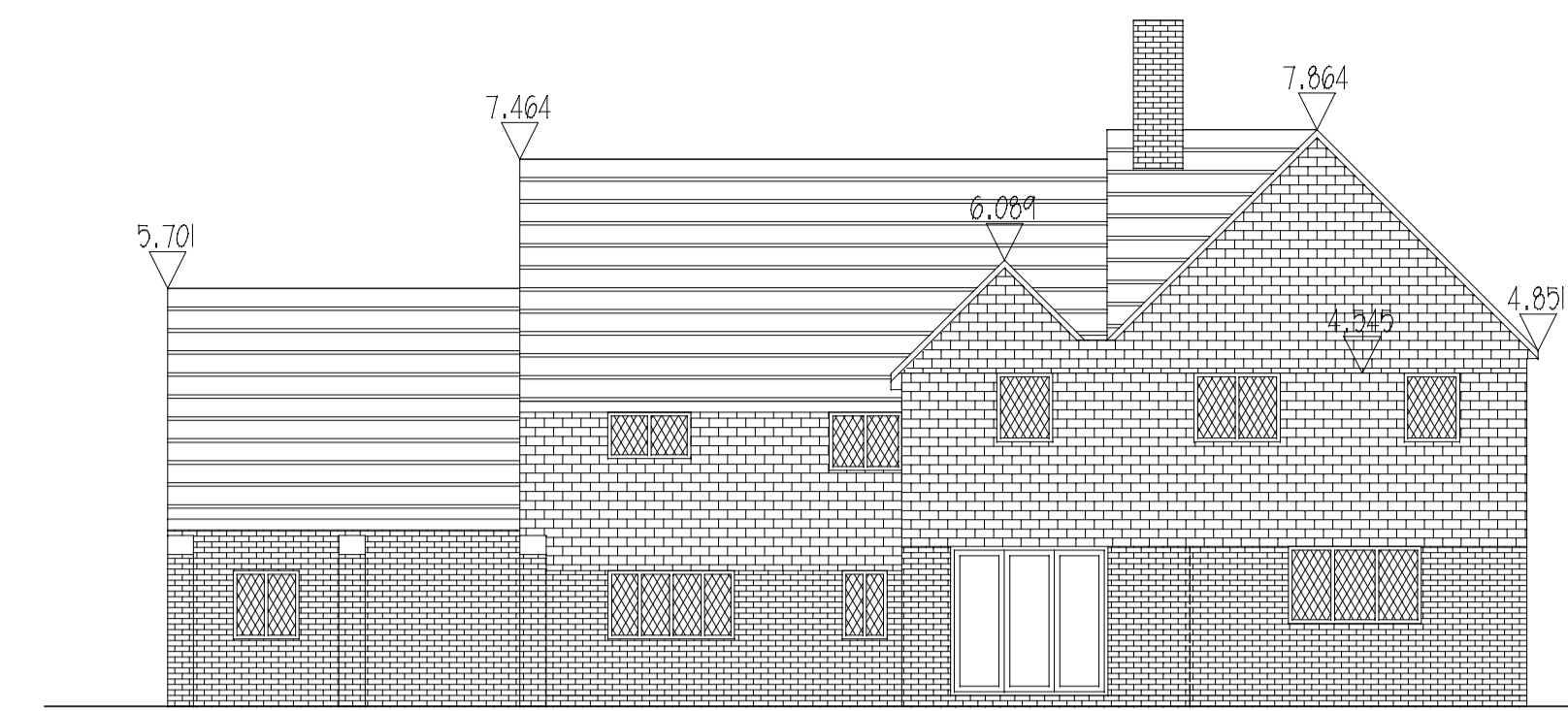




North West Elevation



South East Elevation



North East Elevation

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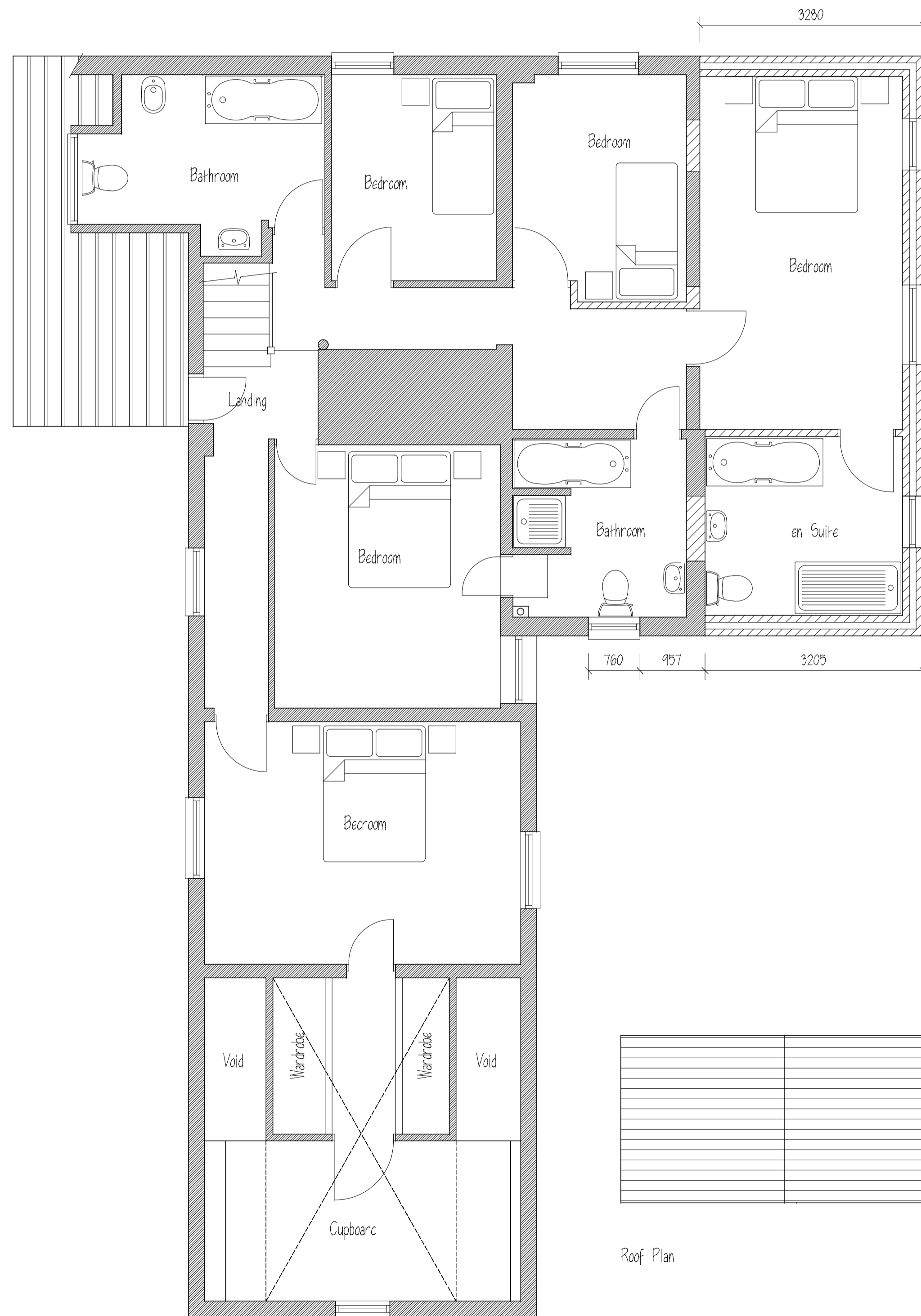
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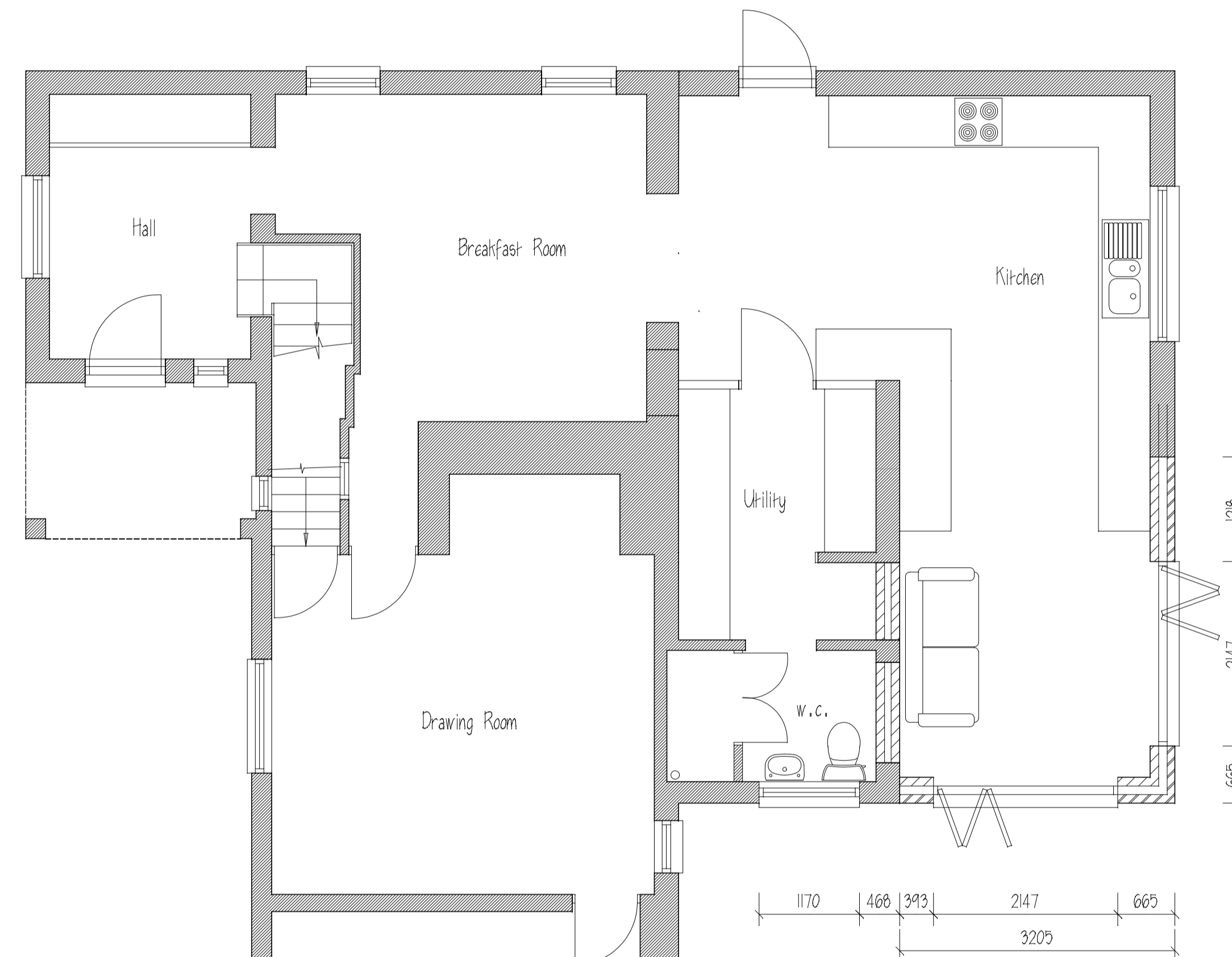
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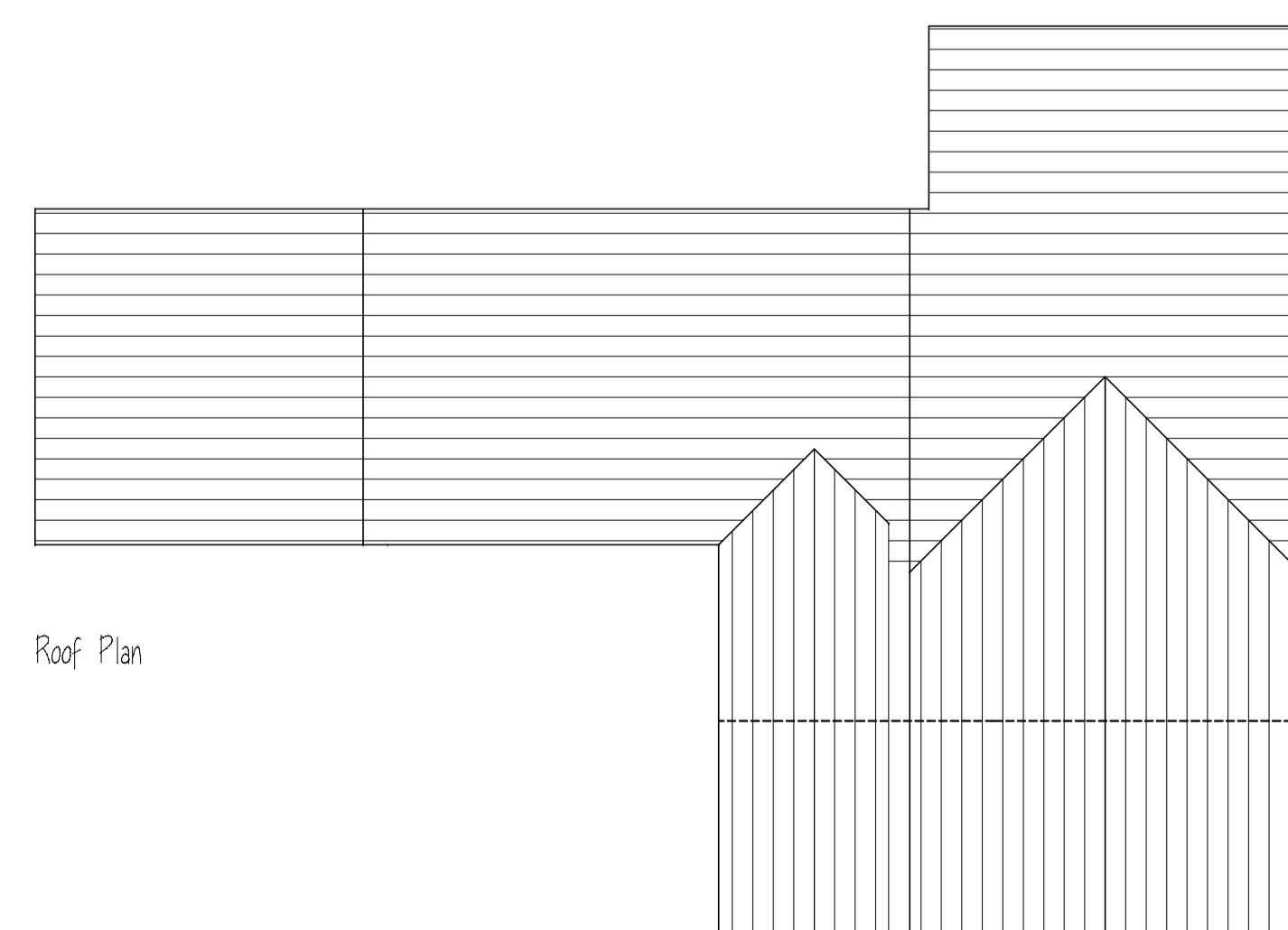
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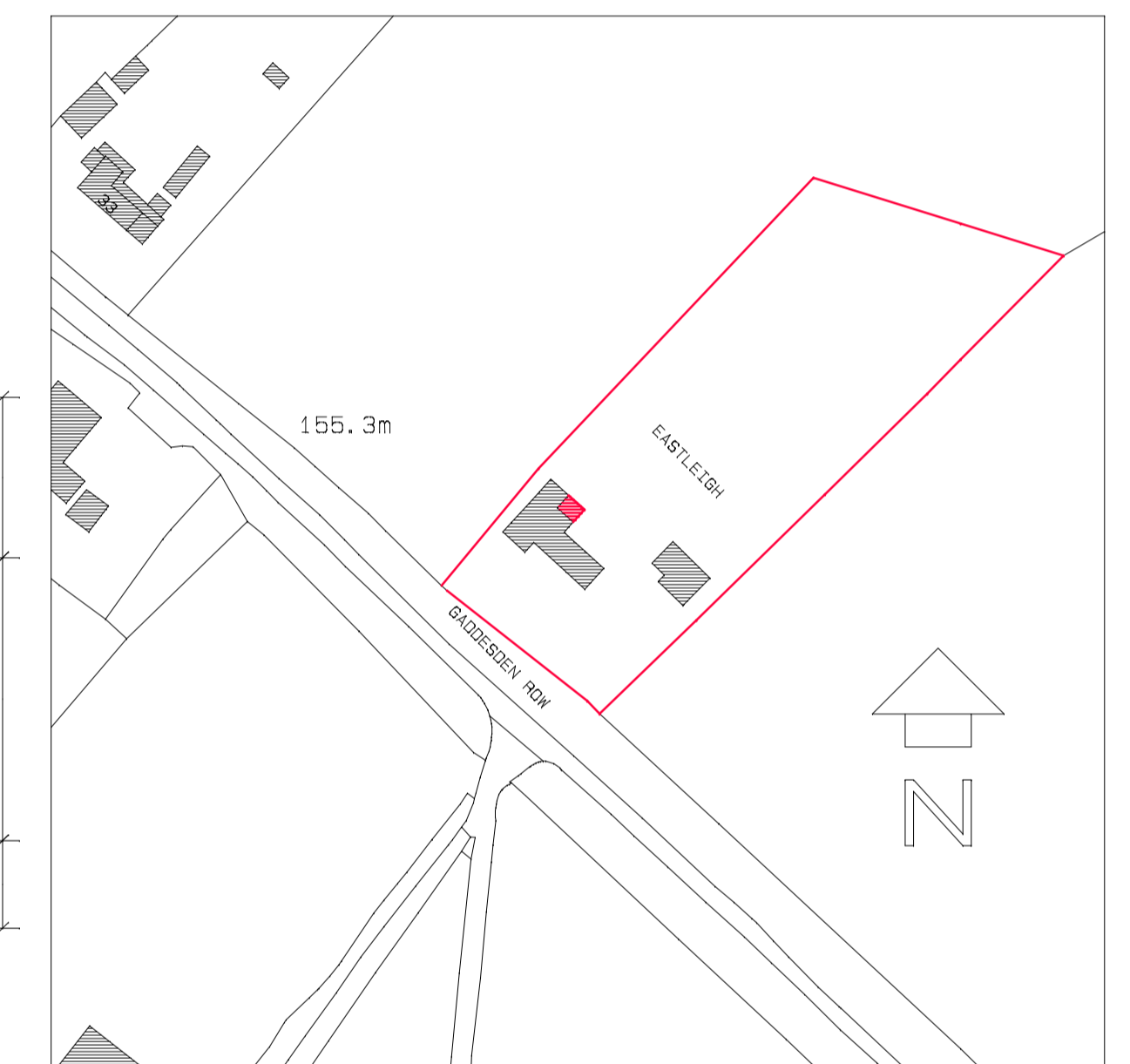
First Floor Plan



Ground Floor Plan

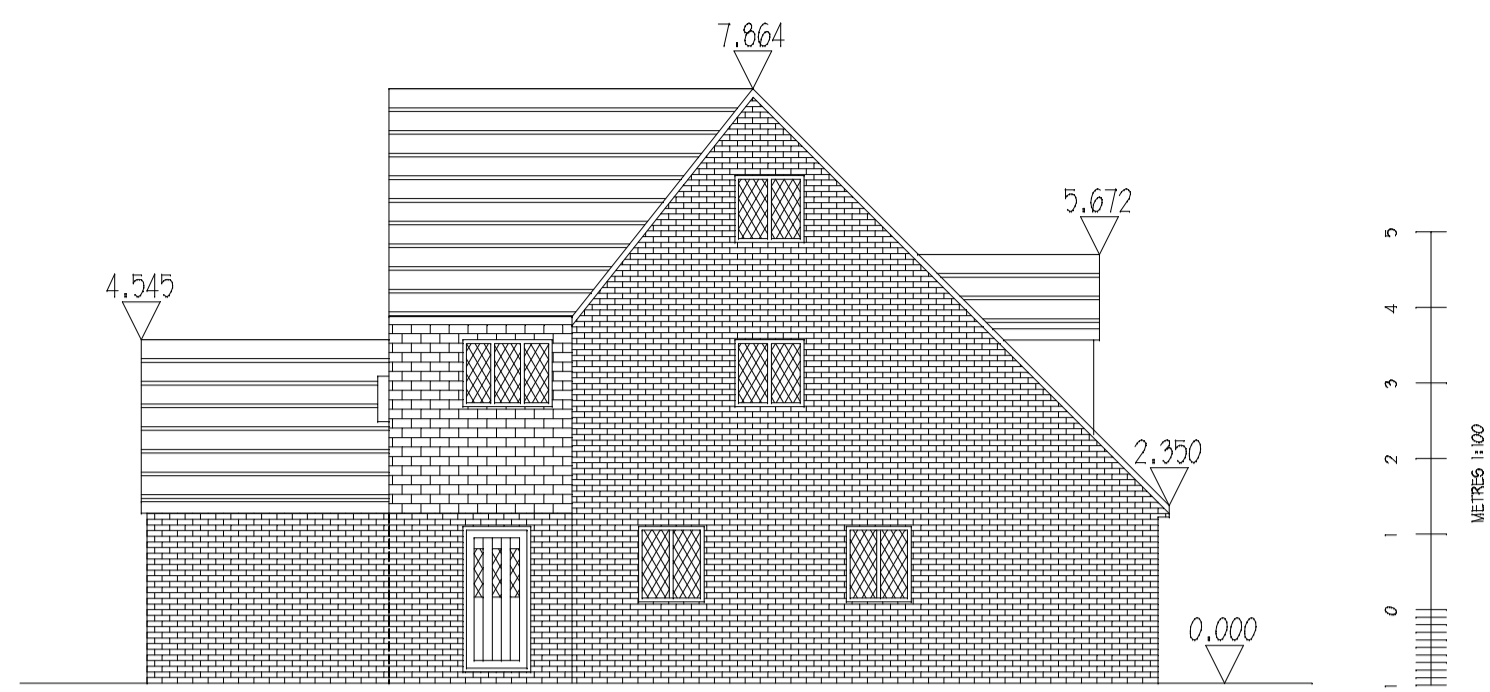
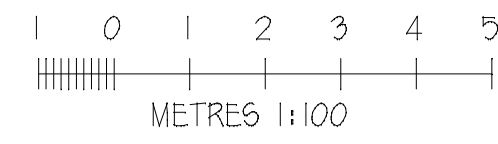


Roof Plan

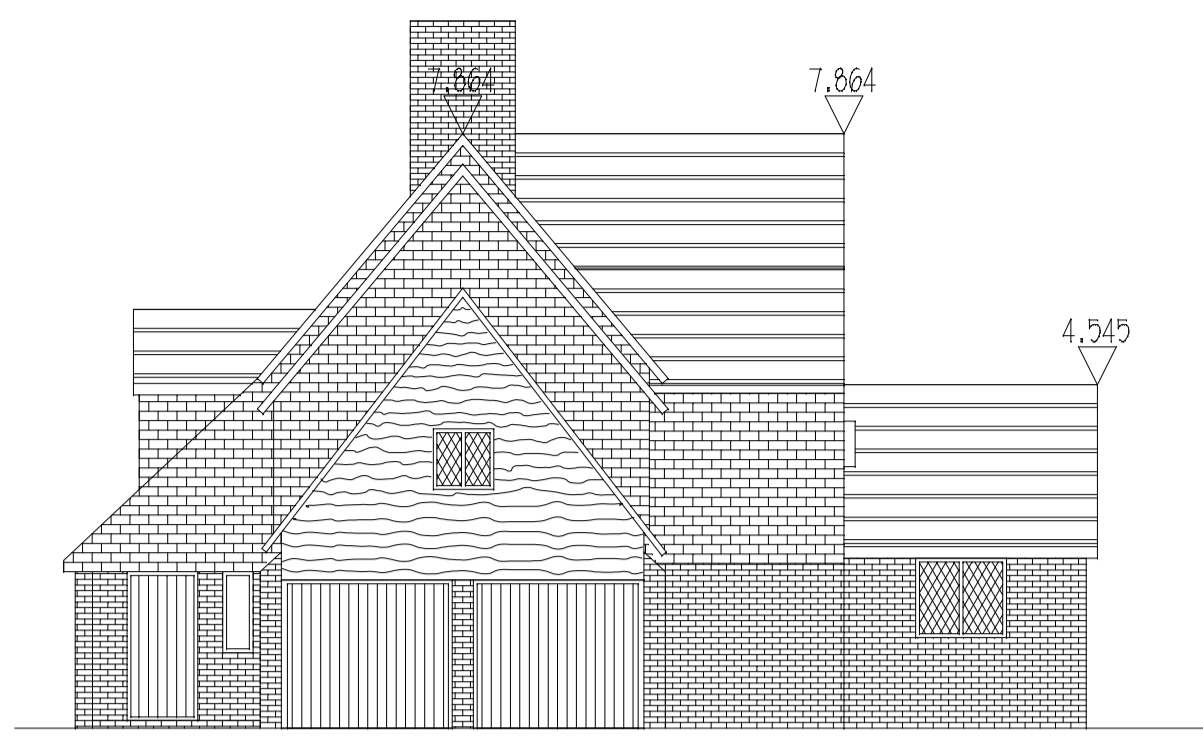
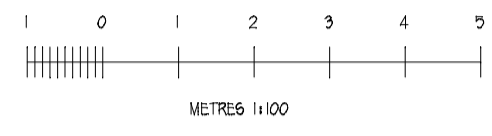


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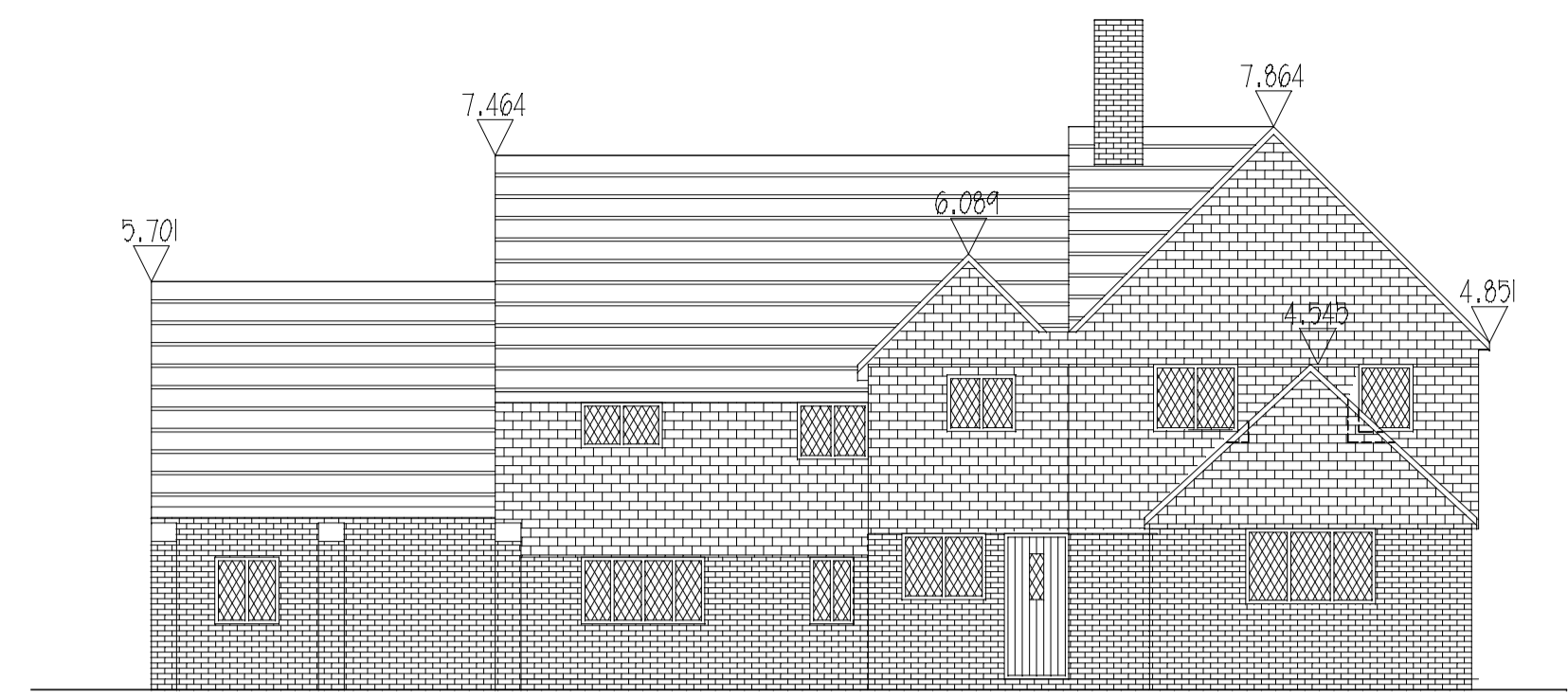
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<p><i>Aria Design</i></p> <p>ARCHITECTURAL DESIGNS AND SURVEYS 90 Chertsey Rise Stevenage Hertfordshire SG2 9JL Tel (01438) 231641 Mob 07780 928317</p>	



North West Elevation



South East Elevation



North East Elevation

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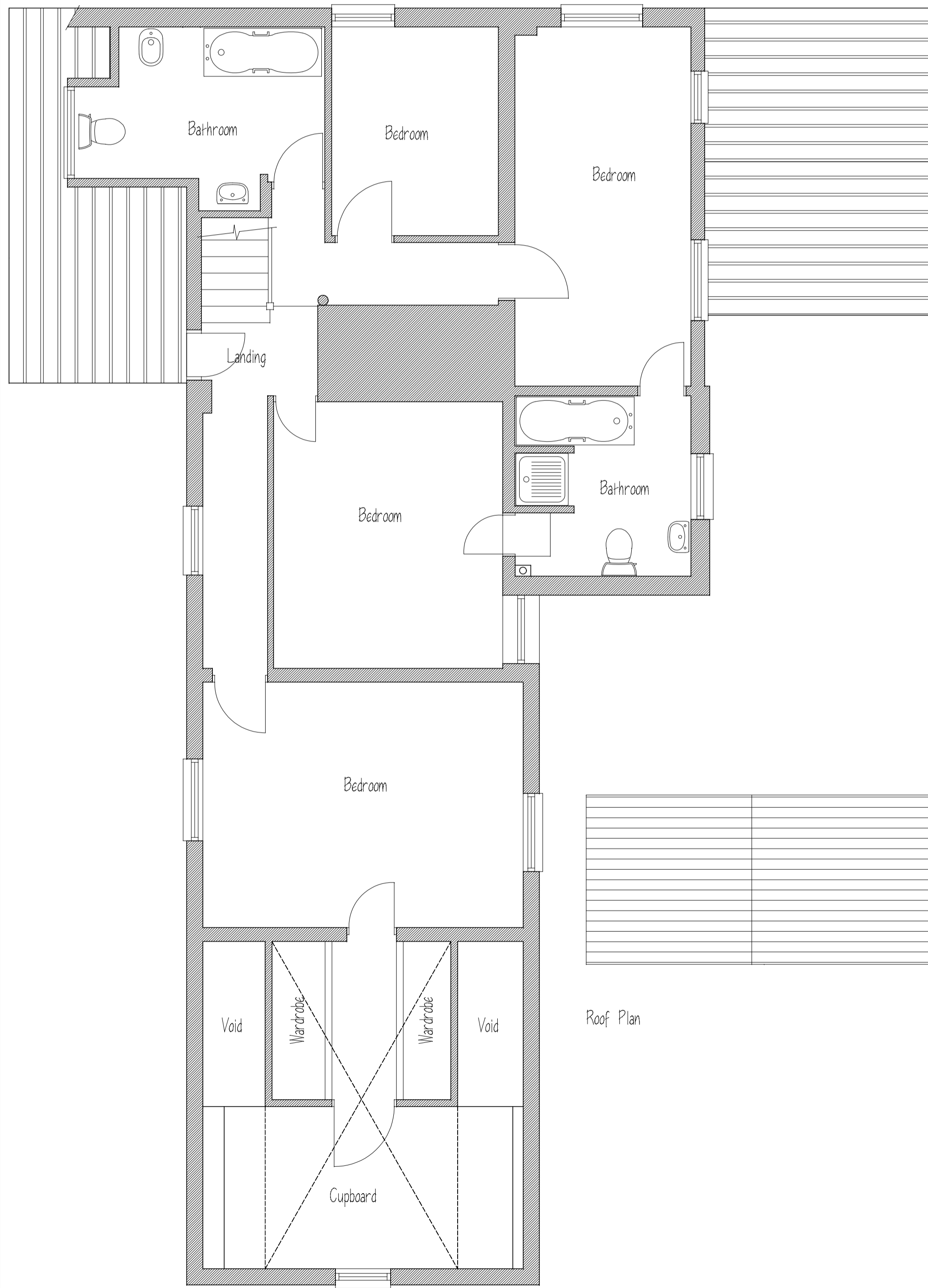
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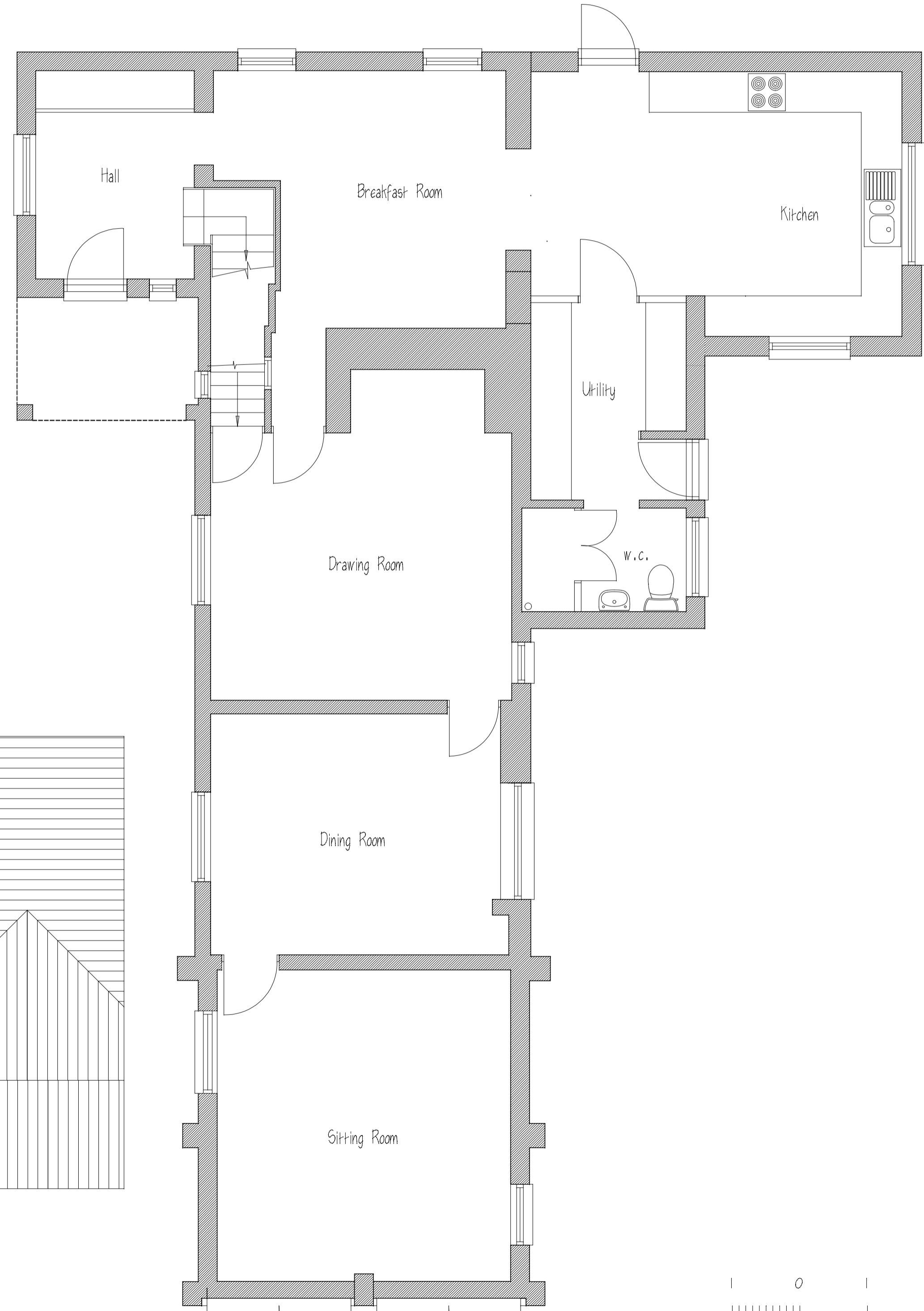
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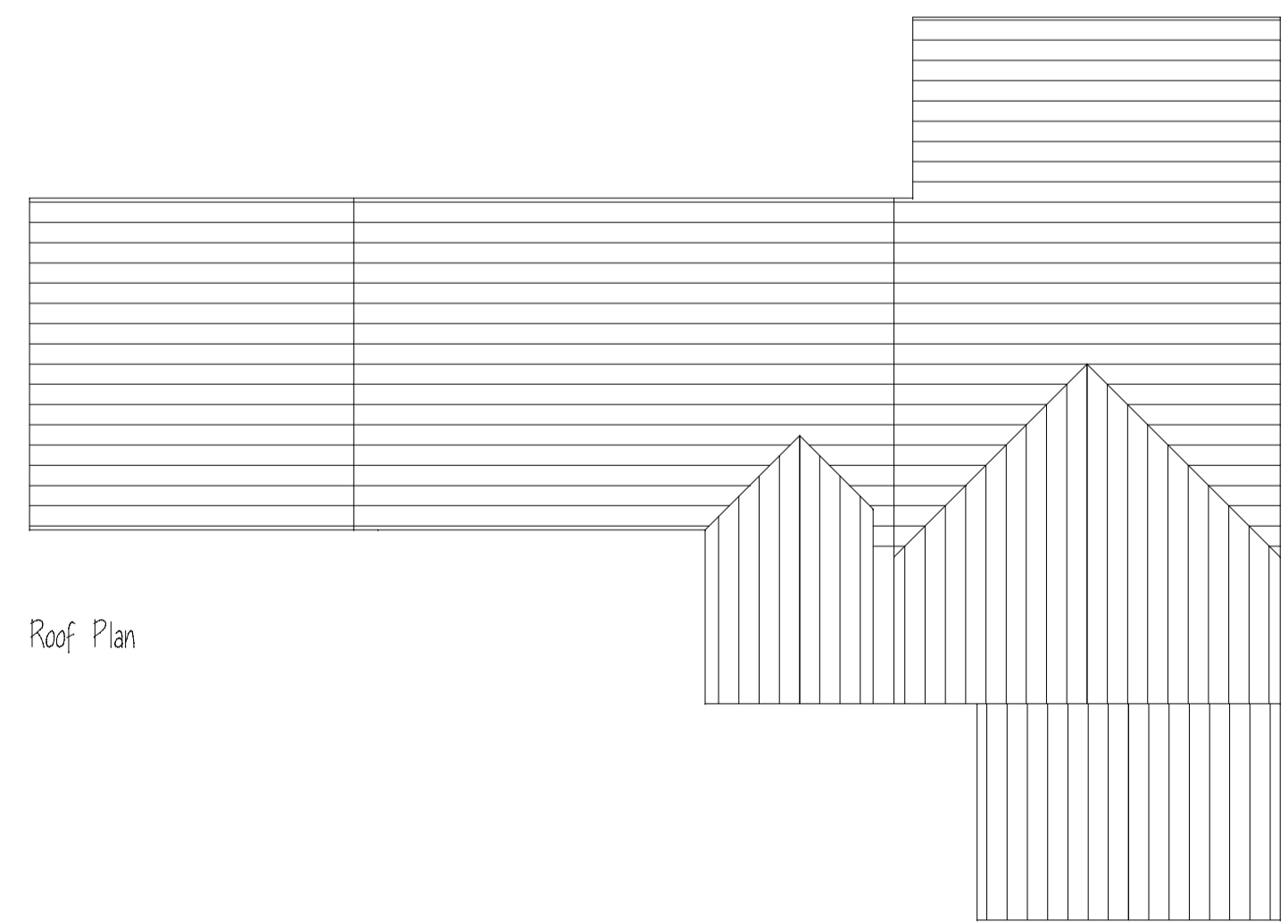
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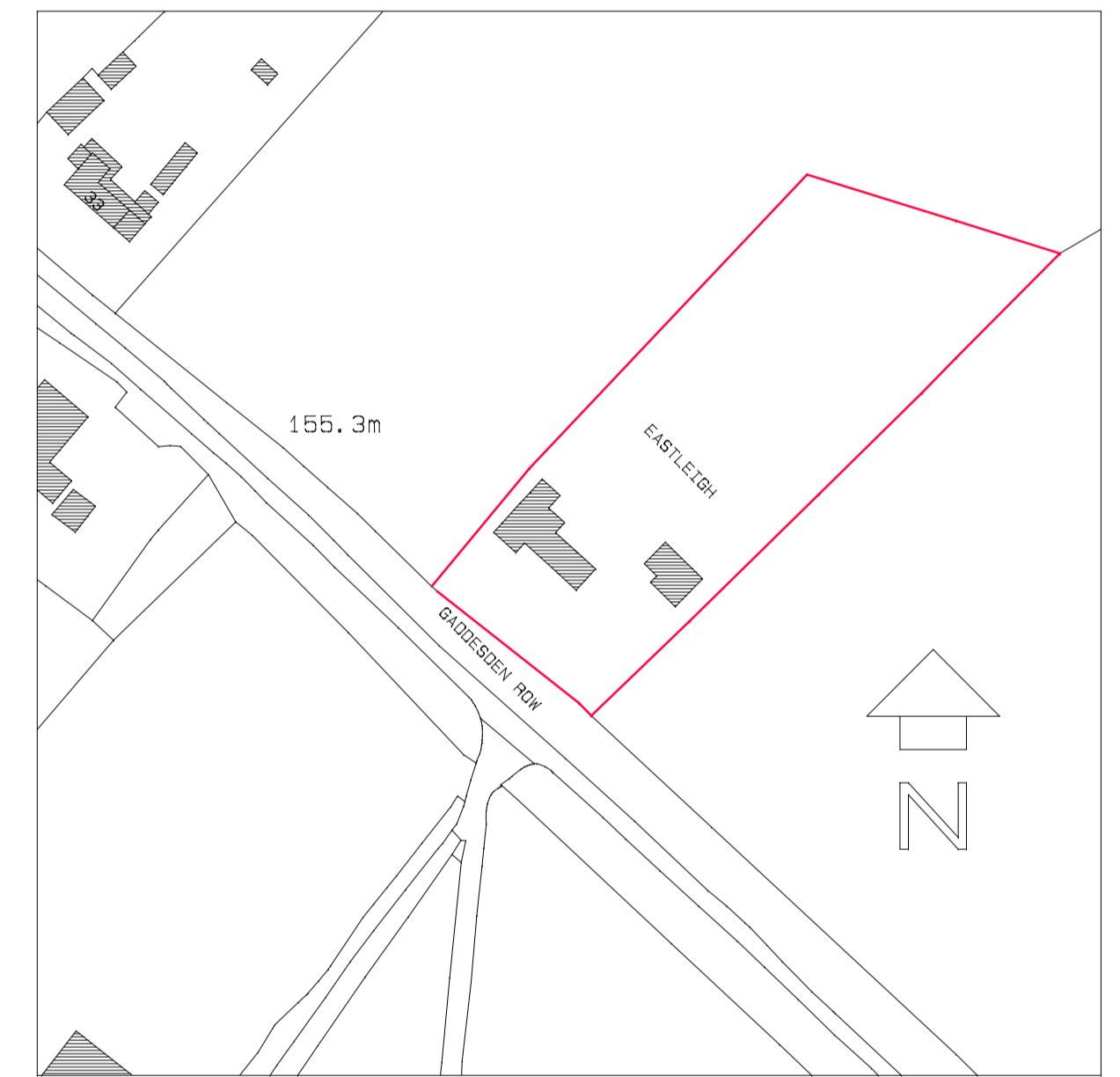
First Floor Plan



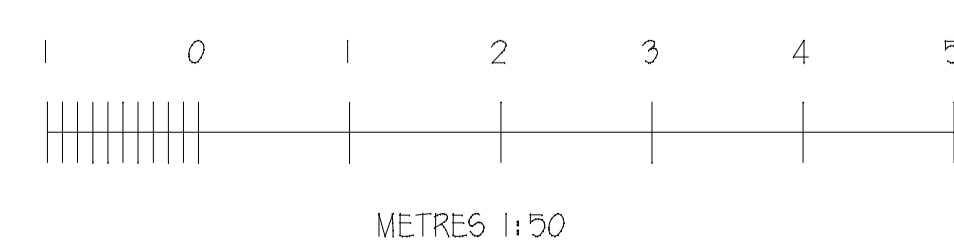
Ground Floor Plan



Roof Plan



Location Plan 1:1250 Ordnance Survey License Number 213156



PROJECT:-
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Gaddesden Row
Herts

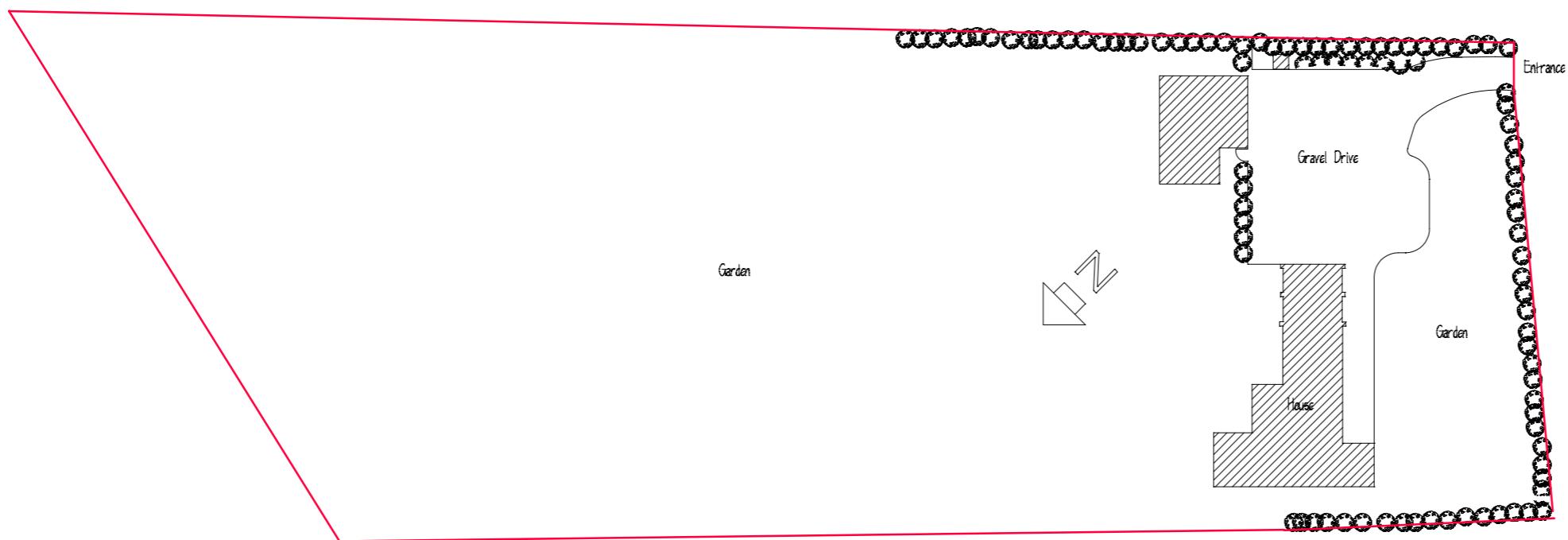
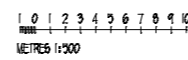
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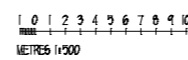
Aria Design
ARCHITECTURAL DESIGNS AND SURVEYS
90 Chertsey Rise
Stevenage
Hertfordshire SG2 9JL
Tel (01438) 231641 Mob 07780 928317



Proposed Site Plan



Existing Site Plan



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